



# ARTISTIC DWELLINGS

FRANK P. ALLEN & SON,  
*Architects.*  
GRAND RAPIDS, MICH.

GD. RAPIDS ENG. CO.



# DESIGNS CLASSIFIED

THE DESIGNS IN THIS BOOK ARE CLASSIFIED AS TO COST, AS FOLLOWS:

Class A contains designs costing more than \$3,500.00.

Class B contains designs costing between \$3,500.00 and \$1,725.00.

Class C contains designs costing less than \$1,725.00.

NEW YORK  
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## ABOUT THE ESTIMATES

### READ THIS

The estimates given herein are the result of careful and conscientious labor in listing and computing the materials and labor needed in the construction of each of the houses shown. If prices for labor and materials are no higher than those upon which the estimate is based, the dwellings can be built for the price quoted. Local conditions in different parts of the country exert such an influence on the cost of building that it is simply impossible to make estimates that will hold good everywhere. To protect my customers, we have adopted the following rule:

ANY ONE HAVING BOUGHT AND PAID FOR PLANS FROM US, AND FINDING THEMSELVES UNABLE TO USE THE PLANS ON ACCOUNT OF THE COST TO BUILD EXCEEDING THE ESTIMATE GIVEN, CAN RETURN THESE PLANS TO US AND WE WILL SEND PLANS FOR A CHEAPER DWELLING, WITHOUT FURTHER CHARGE.

To avail themselves of this offer, the customer should give me a list of the prices for building materials and labor ruling in his section, before the plans are made. We make a careful estimate on these prices, and should we be in error, will furnish other plans, as above.

FRANK P. ALLEN & SON.

9<sup>th</sup> ed (1902)

+  
Supplement  
(1904)

(2 pieces)

75-

# ARTISTIC DWELLINGS



## *Ninth Edition*

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*Grand Rapids, Mich.*

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# ARTISTIC DWELLINGS.

(NINTH EDITION.)

During the past two years the prices of building materials of almost every kind advanced greatly. In this edition the estimates have been carefully revised and figured as nearly as possible to prices ruling February 1st, 1902.

### INTELLIGENT BUILDING.

At the outset, the intending home builder is confronted by many problems, some of which he can solve, while others require experience and familiarity in building. The owner can tell what apartments, conveniences and in many cases the general floor arrangement that his family requires; but only those whose business it is, can, by the aid of training and experience, mould these requirements into a perfect whole, that shall present the best results as to economy—both of space and money—and appearance. The floor arrangement of a dwelling is of first importance. A plan is successful in the degree in which convenience and comfort are exemplified. Beauty of exterior is, of course, important, and every legitimate means should be employed to obtain it, but not at the sacrifice of the floor plans. It is perfectly possible, however in nearly every case to get a good appearance without detriment to the interior arrangement. For the settlement of all these points there is no such medium as a well studied plan. It often happens that the plans used as starters bear little resemblance to those finally adopted, but changes are cheap on paper, and that is where they should be made. Sometimes it is difficult to find out just what one needs, as there are so many things to be considered, such as cost, location, materials, etc., all of

which need the advice of a trained architect, and if the result of your and his labors is a floor plan convenient and comfortable to live in, and at the same time susceptible of effective exterior treatment, you have an ideal house.

### THE WAY TO BUILD.

You cannot afford to do without the assistance of an architect in your building operations any more than you can dispense with the services of an attorney in a legal contest. If you had a lawsuit involving \$50 you would at once employ a lawyer. If expert service is desirable in this case, it is much more so when the amount involved is many times greater and the chances for your interests to suffer are so many. By means of sketches and advice, the architect will assist you in your preliminary studies until every point is settled; he will tell you how to avoid unnecessary cost and how to handle in an effective manner features of your new dwelling that are puzzling to you. When he has completed your plans, they will show your house as it is to be, will tell how it is to be made, of what materials, and at every point protect you against loss. On these plans you can invite competition, which is possible only when plans, details and specifications are furnished.



## THE SERVICE OF THIS OFFICE.

We solicit correspondence with those about to build, promising good treatment and civil answers to any questions put to us. We have had many years experience in the building trades and in the designing of dwellings, and the information thus gained is yours at prices far below what is usually charged for architectural work. We have a fully equipped office, employ skilled people, and can satisfy anyone whose wishes are within reason. We will change any plan in the book and send you sketches of the floor plans, will make sketches of new designs, or will draw up your own sketches, and in every possible way endeavor to assist you in settling the plans for your new dwelling. Plans are sent from this office suitable for erection in any part of the country. Any method of construction or kind of material will be used that the customer wishes. By the aid of a set of our plans, a house costing \$10,000 can be effectively superintended by the owner—inexperienced though he may be. The drawings are so plain, specifications so minute that anyone can understand them. We are enabled to give better service, at lower cost, than the regular practicing architect, because we are specialists in the line of dwellings. There are hundreds of dwelling house designs in our files which are constantly being used as models from which new combinations are evolved. We can reproduce these plans at small cost, and by their aid make changes with little labor. Dwellings are our special study. No expense or trouble is spared to keep up with the steady march of architectural progress, and we are among the first to adopt new ideas, when investigation has shown their merit.

## THE PROSPECTIVE CUSTOMERS.

If you find a design that suits, and no changes are required, the plans will be at once made up on receipt of order. If changes are required, and the client desires it, pencil sketches of the floor plans will be sent for criticism. These can be amended as the client desires. Usually on the return of the sketches, the plans can be made up, but if necessary the sketches will be returned for final approval; when the preliminary sketches are satisfactory, the final plans will be made and shipped.

## THERE IS NO CHARGE FOR CHANGES

of a minor character. The plans can be reversed; partitions, doors and windows may be changed and any kind of material the customer wishes can be specified. It is only when the changes are so radical as to make a general re-drawing of the plan necessary, that a charge is made for changes.

## TERMS.

One-third of the price of the plans must accompany the order, when final instructions are given to finish. The plans will then be shipped C.O.D. for the balance, the customer to have the privilege of examination in the express office. In all cases where the full amount is sent with the order, the plans will be prepaid.

## THE TIME REQUIRED.

The plans will be shipped as soon as it is possible to produce them. The customer will not be kept waiting longer than is necessary. From one day to a week, according to size of plan is all that is usually needed, but on especially large plans or in a very busy time, a little longer time is needed. This office is as well equipped for quick service as any in the country.

## WHAT WE WANT TO KNOW.

In corresponding in regard to new designs or in changing any of the plans shown in this book in order to intelligently go about it we wish to know the following: Give the location of the lot and the points of the compass; the number and character of the rooms desired; the sum of money it is desired to spend on the building; materials for foundation and number of apartments desired in the cellar. State if the lot is level; if not, about how much and which way does it slant; is the ground dry or springy and wet; state how it is intended to heat. Have you a sewer; if so, in front or rear; if not, will a cess pool have to be built, or is there a creek or other outlet for the drainage. Have you a city water supply or will you have to install your own water system. Give kinds of lumber most in use in your section and easiest to get. Also give any other special features that you may wish to have embodied in the plans for the new house.

*When ordering plans from this book please mention Ninth Edition.*



## ALL ABOUT THE ESTIMATES.

It is manifestly impossible to make estimates that will hold good in all parts of the country where prices for labor and materials vary so greatly. In order therefore to have something tangible to work on, the following list of prices has been adopted as a basis. They are the regular prices for the goods quoted in the city of Grand Rapids, Mich.—a city of 90,000 population, where metropolitan prices govern in many cases. This table of prices has been adopted in the belief that it closely corresponds to the general averages throughout the country. By comparing this table with the current rates in his own town the reader can closely approximate the local cost of any given design. On application we will state what in our best judgment will be the cost of any design in any locality if a list of prices is sent.

Excavating per cubic yard.....	\$ 0.20	Sheathing and roofing.....	\$13.00
Stone wall complete per perch (16½ cubic feet).....	2.00	Shingles, clear.....	2.75
Brick laid in wall per thousand.....	10.00	Clapboards per thousand.....	18.00
Lathing and plastering per yard.....	.20	Finishing lumber.....	35.00
Frame timber per thousand (hemlock).....	13.00	Tin work per square.....	7.50
Flooring No. 2.....	18.00	Painting per square yard, each coat....	.06
Narrow clear floor for porches.....	35.00	Carpenters' labor per hour.....	.22
Clear Maple floor.....	35.00	Masons' labor per day.....	3.50
		Common labor per day.....	1.50

## WHAT THE ESTIMATES INCLUDE.

The estimates include the necessary masonry, carpentry, metal work, painting and finishing for the proper construction of the dwellings. A cistern is included as is also the cementing of the cellar. In some places plumbing is included, in others not, as is mentioned in the descriptive matter. Mantels, range, furnace or other heating apparatus is not included unless specifically mentioned that they are. In these matters when so desired advice will be given the owner regarding quality and cost.

## GENERAL INFORMATION AS TO COST.

It usually costs more to build in the large cities than in the smaller places. Also in some of the prairie states where materials have to be hauled long distances, it cost more than in states close to lumber supply. Wages in the smaller

towns are usually lower than in cities and it is quite often the case that stone for foundations can be had in villages for the simple cost of hauling. Local conditions exert great influence on the cost of building, hence when ordering plans the customer will do well to give all the information possible. Generally speaking, if there is a sewer in the street, a system of plumbing with hot and cold water, including the ordinary kitchen and bath room fixtures can be installed for from \$140 up, with \$175 as the average. If a tank and force pump is added to the system the cost will be about \$40 more. A furnace costs from \$125 to \$200. Steam or hot water heating apparatus costs from \$250 up. Mantels and grates, including tile front and hearth will cost from \$35 up.

## PLANS CAN BE EXCHANGED WITHOUT FURTHER COST.

Complete plans, details and specifications of any design shown will be sent on receipt of price. If when the bids are in, the cost exceeds the estimate we have given, the customer may return the plans and receive in return a set of plans for a cheaper house without further cost, the difference in cost of plans to be our compensation for making the exchange. The above is conditioned that the customer send us a list of prices prevailing in his locality, that we may have an opportunity to state before the plans are made whether in our opinion the local cost to build will exceed the estimate given in this book.

## NEW METHODS, MATERIAL, APPARATUS, ETC.

New things are being gotten out continually in this age of progress. This office having been long established is on the mailing list of nearly all houses doing business with the building trades. We are in constant receipt of literature showing new ideas, which is carefully gone over and filed for future use. We are thus able to give the customer any information he may wish, to tell him where to buy or see particular things. Improvements are being made all the time in heating apparatus, lighting plants, mantels and grates, furnishing hardware and nearly all material used in the equipment of a good house. Such of these as are good we recommend our customers to investigate, inform him as to the strong points, and give advice as to proper installation. We invite our clients to avail themselves of this information bureau, and if we are not able to answer questions ourselves we will refer him to some one who can.



## A COMPLETE SET OF PLANS, DETAILS AND SPECIFICATIONS DESCRIBED.

The following is a list of what is included in a set of plans, details and specifications. Excepting the blank contracts they are all hand work, made to fit each particular case and with the owner's name thereon.

THE FOUNDATION PLAN is drawn to  $\frac{1}{4}$  inch scale and shows the shape and size in feet and inches of all walls, piers, footings and posts in the cellar; of what material and how located; shows size and location of doors, windows or other openings; shows hatchway if any; cellar partitions, plumbing fixtures, chimneys and ash pits and their footings; cistern with inlets and outlets; depth of cellar; location of furnace with its air pipes and cold air supply, and any other features peculiar to the cellar of the particular house.

THE FLOOR PLANS show the shape and size of all rooms, closets and halls; the location and size of all windows, doors and other openings; gas and electric lights if used; plumbing fixtures, warm air registers or radiators. These plans are drawn to  $\frac{1}{4}$  inch scale.

THE ELEVATIONS are complete working drawings of the exterior of the building, showing everything as it should appear when done. They are accurately drawn to  $\frac{1}{4}$  inch scale, and are susceptible of being measured in every way and are authority on all points. Elevations of three sides of the building are always given and on the more expensive buildings a rear elevation is also sent.

THE EXTERIOR AND INTERIOR DETAILS show the construction of every part of the building. Full size sections are given of all frames, gable and porch finish, cornices, brackets, etc. The interior finish of all doors, windows, and other openings is given, together with all grilles, newel posts, rails and stair finish. These details are drawn on paper 36 inches wide by about 8 feet long. When the object to be detailed is too large to be shown on sheets of this size, scale drawings of large size are given.

THE SPECIFICATIONS minutely describe the character and quality of all materials required. They explain the uses of the drawings and give rules governing the contractor. They are very explicit on all points and in every way protect the owner's interest. Two blank contracts are sent with each set of plans. These contracts are of most approved form and embody all needed clauses regarding liens, etc.

## EXTRA SERVICES.

SUPERINTENDENCE is charged for according to the time required and the distance to be traveled. In making the working plans the intention is to so fully equip the owner with the necessary knowledge that visits will not be necessary. In some cases, however, they are desirable and the charges for them are made as low as possible. Full superintendence includes the following: Visit to advise and locate site (no charge is made for this visit except expenses); to assist in contracting and start work; to inspect before each payment and to settle before final payment.

DUPLICATE COPIES OF PLANS if ordered at the time the order is placed, will be furnished for \$2 extra. This means blue-print copies of the floor plans and elevations and foundation plan only. If extra copies of the details are desired, they will be furnished at prices ranging between \$1 and \$5, according to size of plan. Extra specifications \$1 each.

BILLS OF MATERIALS are needed by the owner only if he intends purchasing the materials himself. These will be furnished for one-fifth of the cost of the plans additional.

A bill of materials given for the above will be a list made out in the following manner.

No. of yards of excavating.	A list of the shop work.
No. of perches of stone in foundation.	A list of the hardware.
No. of brick in foundation.	A list of the sheet metal work.
No. of lineal feet of chimney and the estimated cost per foot.	No. of yards of outside painting.
No. of yards of cement floor.	No. of yards and an estimate of cost of interior finishing.
No. of yards of lath and plaster.	An estimate of cost of plumbing and heating apparatus.
A list of the coarse lumber.	

As nearly every manufacturer of shop work has a different way of listing, it is best to send the plans to the mill, ask for a bid on the complete shop bill and let them make their own list. In fact they will usually refuse to bid on other lists than their own and they cannot bid unless the plans are sent. On this account any list of shop work is not of much value for the purpose of getting bids, but will assist the owner or builder in making estimates.

If a list of the coarse lumber which covers the piece stuff, sheathing, shingles, siding and flooring is all that is desired, we will furnish this without extra charge.



## A \$5.00 SKETCH OFFER.

To those who have plans of their own that they wish to see worked out, the following offer is made: On receipt of \$5.00, scale drawings of the floor plans and two sides of the house will be sent, and an estimate of cost made thereon. These drawings will enable one to decide whether the plan is available for their use. A price for working plans will be quoted that will be as reasonable as good work can be done for. If working plans are ordered, the \$5.00 paid for sketches will be applied on the cost of the working plans. In this way the sketches cost but \$5.00 if the plan is abandoned, while if working plans are ordered the sketches cost nothing.

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## WE'LL VISIT YOU.

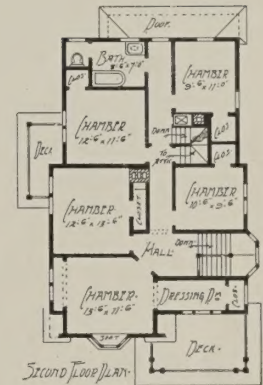
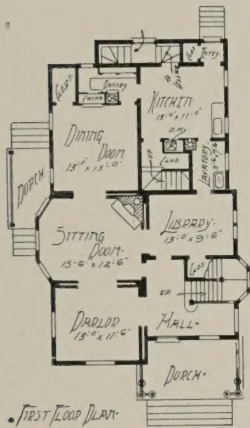
If you need help and advice in the settlement of the plans for your new dwelling that can be better given in a personal interview than by correspondence, *we'll come and see you without charge* for the time spent, if there is a reasonable prospect that business can be done in the matter of working plans. In many cases a personal visit from the architect is desirable for the purpose of inspecting site and surrounding conditions, and for conference as to details. Preliminary visits of this character will be made from this office at a cost to the client of the necessary hotel bills and traveling expenses only. An itemized statement of the cost of such visit will be given any one asking it. In cases where two or more people in the same town contemplate building, the cost to each of such a visit is reduced, and where the distance to be traveled is not great, is trifling. To get the best results from these visits the customer should write his needs as nearly as he can. The visiting architect can then come provided with drawings that, while they may not be just what is wanted, will furnish a basis for criticism that will enable much greater progress to be made.

*We go anywhere for business.*



# CLASS A.

CONTAINING DESIGN COSTING MORE THAN \$3,500.



DESIGN A—1.

This dwelling is 30½ feet wide by 49½ feet long, exclusive of porches. Cellar, 7½ feet. First story, 9 feet 4 inches; second story, 8 feet 2 inches. Stone foundation. Division walls in cellar, of wood. First story clapboarded; second story gables and roof shingled., Ridges galvanized iron. All shingles stained. Outside doors and porch ceilings are finished natural; balance of exterior wood work painted three coats. The hall and four principal rooms below are trimmed with oak; balance of interior wood work is of pine. All interior wood work finished natural. There is a cellar under the whole house, with laundry,

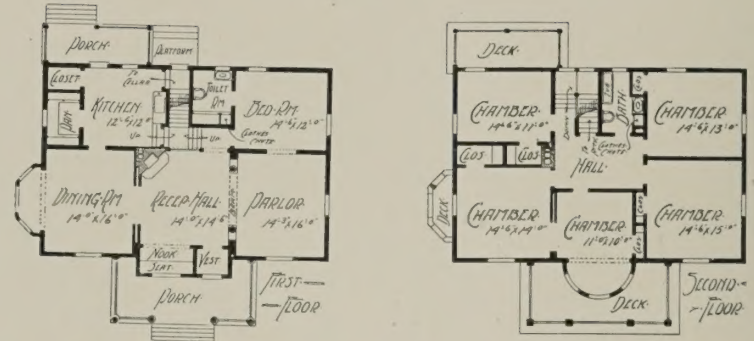
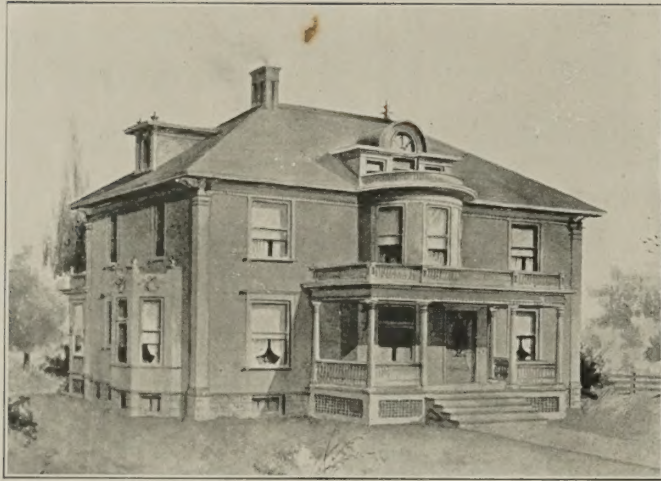
furnace room and vegetable cellar. Outside entrance to cellar. Front, back and attic stairs are provided. Attic floored. The house is piped for gas and has a fairly good system of hot and cold water plumbing. This is a good grade frame dwelling having all the conveniences required by the average family.

COST, \$4,200, including a plumbing system, but not including mantel, grate or furnace.

Price of plans, details and specifications is \$55.00.

*When ordering plans from this book please mention Ninth Edition.*





DESIGN A—5.

This dwelling is 48 feet wide by 32 feet deep, exclusive of porches. Cellar, 7 feet 6 inches deep. First story, 9 feet 6 inches; second story, 8 feet 4 inches. Stone foundation, brick cellar partitions. Side walls clapboarded, roof shingled. All exterior wood work painted, excepting outside doors, which are finished in natural wood. The vestibule, hall and three rooms in the first story are handsomely finished in hardwood; kitchen and second story finished with pine. All natural wood finish. Maple floors in kitchen, pantry and bathroom. Oak floors in hall and dining room. Kitchen, toilet room and bathroom are wainscoted. The cellar has laundry, furnace room and vegetable cellar. The attic is floored for storage, but if so desired, sleeping rooms could be had there. The first floor bed room can be used as a library, and is intended to be so used by those who do not wish a bed room on the ground floor. This is a generous colonial dwelling, liberally treated both outside and inside. The rooms are of fair size and sufficient in number to provide for a large family. To get the best effect this house should occupy quite a large lot.

Cost, \$4,300, including a good system of plumbing, but not including heating.

Price of complete plans, details and specifications, is \$55.00.

When the intending builder begins to go into the subject he will read or hear a great deal about the different styles. This is all very well, but he should not allow himself to be induced to accept an inconvenient floor arrangement for the sake of some outside feature, simply put on because it is fashionable. The floor arrangement of any house is the very first consideration. In the hands of a competent architect this can be manipulated so that desirable exterior features, suitable to almost any style of building can be embodied which when completed will be in harmony with the rest of the structure.

Settle these matters before you commence to build and the result will be satisfactory from a financial as well as every other point of view.

*When ordering plans from this book please mention Ninth Edition.*

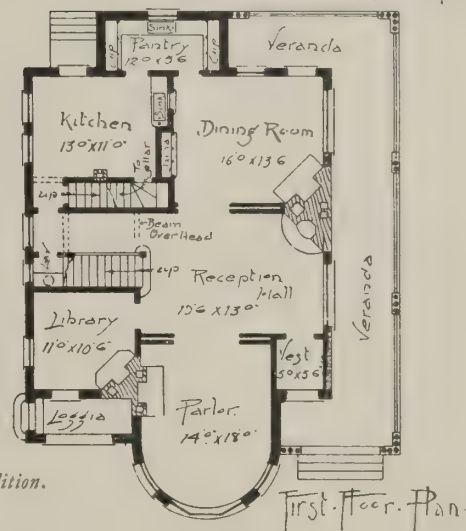
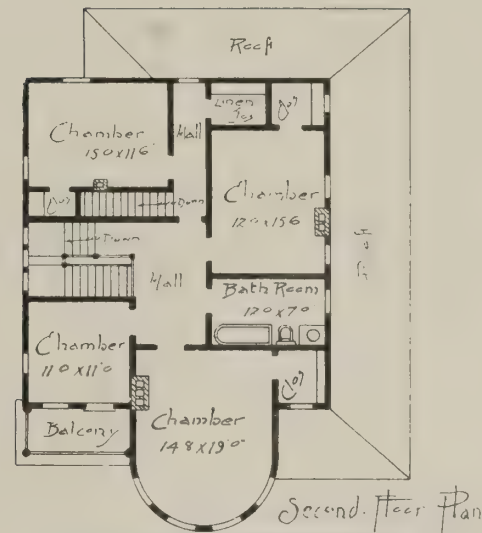


DESIGN A—7.

The width of this house is 33 feet; the length, 39 feet 6 inches in both dimensions, exclusive of porches. Cellar, 7 feet 6 inches deep. First story, 10 feet; second story, 9 feet. Stone foundation. Brick cellar division walls. The first story is of brick; the second story, frame, covered with shingles. Roof shingled. All shingles stained. Balance of exterior wood work painted except outside doors, which are finished natural. Oak is used for interior trim in the hall and three rooms below, with yellow pine in the balance of the house. Paneled wainscoting is used in the hall and dining room, with plain wainscoting in the kitchen and bathroom. Maple floors in kitchen, pantry and bathroom. Oak floor in dining room. All wood work on interior finished in natural wood. There is a cemented cellar under the whole house containing furnace room, laundry, vegetable room and coal room. The interior of this house is beautifully finished with a considerable amount of hand carving. Another feature is the number of open fires used, there being one in every room on the first floor except kitchen. While not large the house is fairly elaborate and will give an air of substantial comfort and richness.

Cost, \$4,600, including good plumbing, but not including heating.

Price of plans, details and specifications is \$65.00



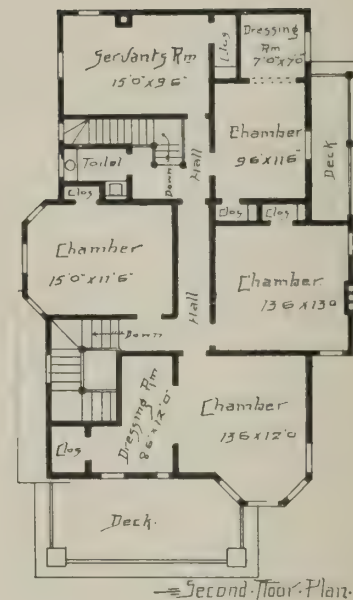
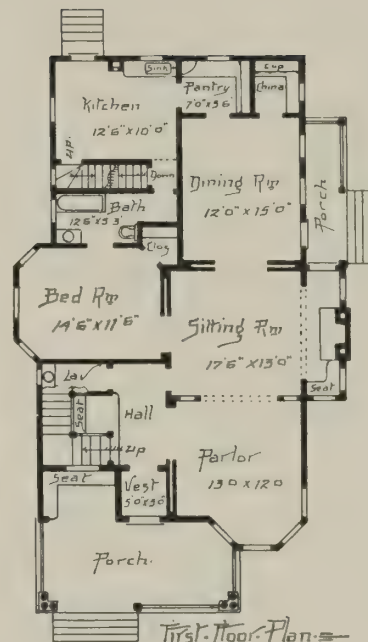
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DESIGN A—8.

This design shows a fairly large house, late in design and liberally treated. It presents an effective appearance and has a convenient floor arrangement. As the beauty of the exterior depends so much on the color scheme adopted, it should be selected with care. While other combinations could be used it is the intention to stain the roof shingles green or silver gray, stain the second story and gable shingles a leathery brown, and paint all smooth wood work an ivory white. The width of this house is 35 feet and the length 51 feet 6 inches, not including porch. Cellar, 7 feet 6 inches deep. First story, 10 feet; second story, 9 feet. Stone foundation. First story sided; second story, gables and roof shingled. A considerable amount of galvanized iron is used, the ridges, finals and panels on tower being of this material. Chimney trimmed with cut stone. Outside doors and porch ceilings finished natural; balance of exterior wood work stained and painted as above indicated. Oak is used for trim in vestibule, hall and four rooms below; balance



of trim, yellow pine. Maple floors in kitchen, pantry and bathroom. The oak finish is quite elaborate, especially the front stairs and grill in sitting room. There is a cemented cellar under the whole house, with birch division walls, containing laundry, furnace room and vegetable cellar. The house is piped for gas and has a substantial and handsome system of hot and cold water plumbing.

Cost, \$4,300, including a plumbing system, but not including a heating apparatus.

Price of plans, details and specifications is \$55.00.

In the above design the bed room in first story would in most cases be used for a library. When this is done the plumbing fixtures in the first story bath room should be moved to the toilet room on second floor, which would be necessary in order to accommodate a bath tub without crowding.

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DESIGN A—10.

This design shows a large and handsome stone dwelling, liberally treated with rich and elaborate details. It will easily care for a large family, and if located on grounds befitting the character of the house will make a beautiful and luxurious home. With but few changes the house can be built of brick, or brick and frame, stone and frame, or even all frame. In the latter case, while the general outline can be preserved, yet for obvious reasons the details would need to be changed. The house is 43 feet 6 inches wide, and the length, including the front porch, is 68 feet 6 inches. Cellar, 7 feet 6 inches deep. First story, 10 feet 3 inches; second story, 9 feet 2 inches. The foundation and superstructure is of stone, the foundation being range work or coursing, with the body of the house broken range or irregular squares. Cut stone trimmings. Slate roofs, copper ridges and finals, doors, sashes and porch ceilings finished natural. Balance of exterior wood work painted. Oak is used for trim in hall and four rooms below, with ash for the rest of the house. Maple floors in kitchen, pantry and bath room.

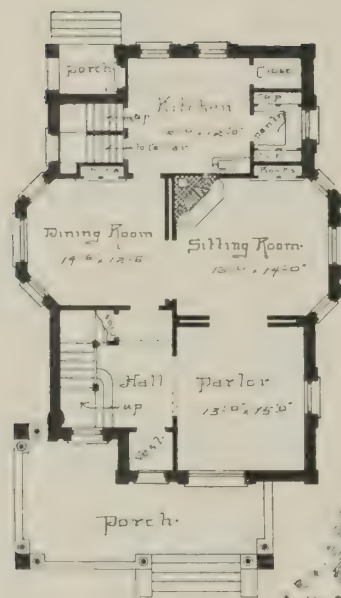
Oak floors in hall and dining room. The oak finish in this dwelling is especially rich. There is a paved cellar under whole house, having laundry, furnace room, vegetable cellar and wine room. The attic is large and roomy, is floored, but not otherwise finished. The house is piped for gas, wired for electricity, has an elaborate system of plumbing, with soft water tank and motor pump.

COST, \$16,000, including a plumbing system, but not including heating.  
Price of plans, details and specifications is \$200.00.

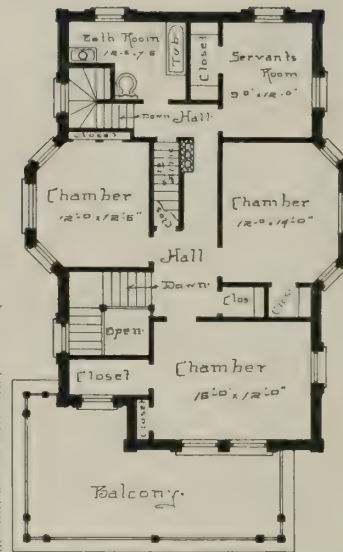
The interior finish of the above dwelling is elaborate. Paneled wainscoting is used in the hall and dining room. The ceiling of the dining room is richly paneled. All of these panels are made of veneers of selected wood molded and executed in the best manner. Hand and machine carving is freely used on the trim in the principal rooms. The floors in the principal rooms below and above are highly polished oak floors, finished with wax.

*When ordering plans from this book please mention Ninth Edition.*





First floor plan



Second floor plan

### DESIGN A—11.

This dwelling is 33 feet 5 inches wide; 44 feet 5 inches long, not including porch. Cellar, 7 feet deep. First story, 10 feet; second story, 9 feet 6 inches. Stone foundation. The outside walls are 10 inch, hollow brick walls. Roof slate. Outside doors, sashes and porch ceiling finished natural. Balance of exterior wood work painted. Yellow pine is used for inside trim in this house throughout except stairs, which are oak. Maple floors in kitchen, pantry and bath room. All inside trim finished in natural wood. There is a cemented cellar under the whole house with brick division walls, containing space for laundry, furnace room and vegetable cellar. Attic is floored, but not otherwise finished. The house is piped for

gas and has a good system of hot and cold water plumbing. This is a brick dwelling of good grade, free from useless ornamentation, with rooms and conveniences enough for the average family.

COST, \$3,700, not including heating, but including plumbing.

Price of plans, details and specifications is \$45.00.

If instead of using a hollow brick wall for outside walls, the house should be veneered with brick only using frame construction for the balance, about \$350 could be saved from the estimate given.

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DESIGN A—13.

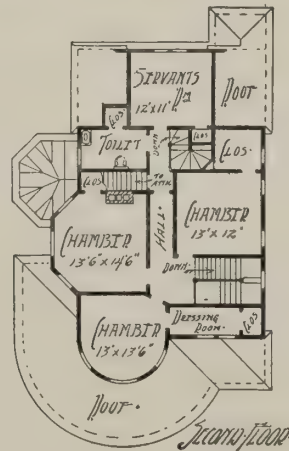
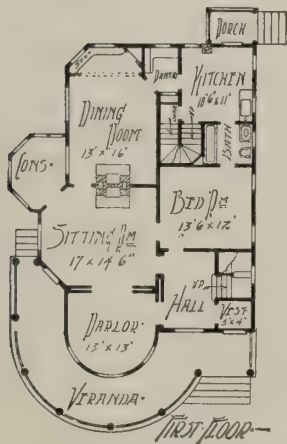
The striking feature of the above dwelling is the large amount of porch room shown. From this porch a view can be had in all directions, and on this account is well suited for erection on large or isolated grounds. The interior arrangements are very complete, the house having enough rooms for a large sized family, and containing all modern conveniences. It is 36 feet wide by 50 feet long. Cellar, 7 feet deep. First story, 10 feet; second story, 9 feet. Brick foundation. Side walls sided; gables and roof shingled; metal ridges. Shingles stained; balance of exterior painted. Oak trim in hall and four rooms below; pine or ash in the balance of the house. Maple floors in kitchen, pantry, bath and toilet rooms. All interior finish, natural wood. The cellar is cemented, is under the whole house, and is divided by brick walls into laundry, vegetable room and furnace rooms. The attic is floored, but otherwise unfinished. The house is piped for gas, and has a fine system of hot and cold water plumbing. As in many other designs the first floor bedroom is so arranged that it can be used as a library in case a first floor bedroom is not desired.

Cost, \$4,400, including plumbing, but not including heating.

Price of plans, details and specifications is \$55.00.

It is the duty of the architect to try and guide the popular taste and to distinguish between the whims of fashion and good meritorious work. Examples of good architecture improve on acquaintance and the more often we see them the more we find to admire. In our practice we endeavor to keep this before us, and our success is evidenced by the fact that we are continually doing work for people who have been customers in previous years. With our years of experience we think we can not only save you money, but give you the advantage of the most modern ideas in construction, design and decoration.

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DESIGN A—15.

This is a dwelling of the colonial style, and while the rooms are not so many in number they are handsomely finished and of fair size. The details of the exterior are rich and solid and give an air of substantial comfort which is in the end sought in this type of house. The size is 39 feet wide and 36 feet 6 inches deep, not including porch. Cellar, 7 feet deep. First story, 9 feet; second story, 8 feet 6 inches. Stone foundation; side walls sided; roof, shingles. Outside doors and porch ceiling, natural wood finish; balance of outside woodwork painted. There is a cemented cellar under the whole house,

Houses with the above outline, and with details harmoniously designed never go out of style. No matter what the prevailing fad may be, these dwellings hold their own and give the impression of substantial comfort and richness, that is not obtained by any amount of superfluous decoration.

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divided into two compartments by a brick wall. Oak is used for interior trim in hall and three rooms below; balance of interior trim, yellow pine. Maple floors in kitchen, pantry and bathroom. Oak floor in hall. The hall and stairs are handsomely finished, paneled wainscoting being used. Gas piping and plumbing of good character are provided for.

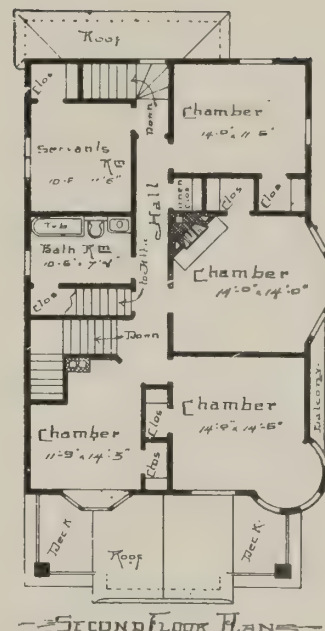
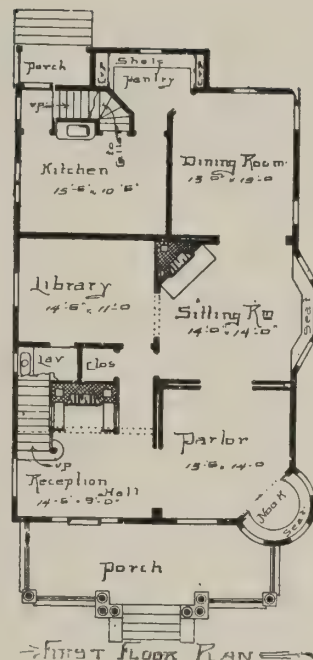
Cost, \$3,800, including plumbing, but not including a heating apparatus.

Price of plans, details and specifications is \$45.00.



DESIGN A—16.

For beauty of exterior a study of this plan is respectfully invited. With good coloring it is very effective. This exterior can be fitted to almost any floor plan of rectangular shape if the arrangement shown does not suit. The size is 32 feet in width by 52 feet 6 inches deep, not including porch. Cellar, 7 feet deep. First story, 9 feet 9 inches; second story, 9 feet 3 inches. Stone foundation. First story sided; second story, gables and roof shingled. Metal ridges, also metal belt course on tower. All shingles stained. Outside doors and porch ceilings finished natural; balance of exterior woodwork painted. There is a cemented cellar under the whole house, divided by brick walls into laundry, furnace room and vegetable cellar. Attic floored, otherwise unfinished. Oak is used for trim in the hall and four rooms below; balance of the interior



finished in yellow pine or black ash. All natural finish. The house is piped for gas, has a plumbing system of good quality, and in every way well appointed.

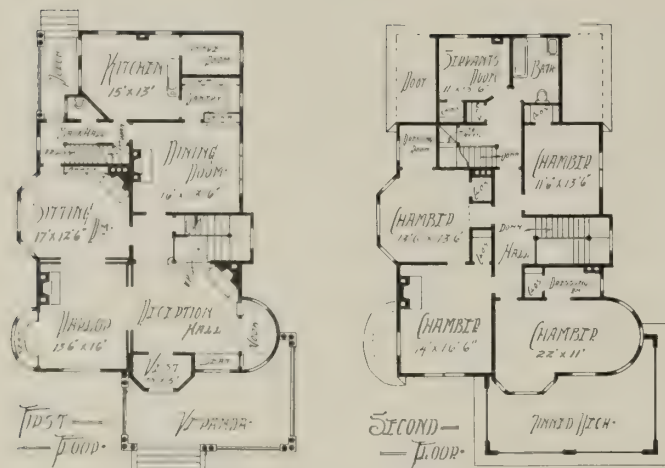
COST, \$4,500, including a plumbing system, but not including heating.

Price of plans, details and specifications is \$55.00.

When the designs permit, the use of shingle stains is strongly recommended. The resulting color is soft and velvet like. White paint gives a hard metallic surface. The color scheme should however be settled upon at the time the dwelling is designed, so that the trimmings and decorative features can be arranged to give a proper contrast. Applied in the proper manner, stains are as good a preservative of the wood as paint.

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## DESIGN A—17.

This is a large frame dwelling in which there has been no attempt at elaborate display, but being built of thoroughly good material, with an elaborate interior trim, the result will be a house with an air of substantial comfort and simple elegance. It is 41 feet wide and 55 feet long, exclusive of front porch. Cellar, 7 feet 6 inches; first story, 10 feet; second story, 9 feet 6 inches. Body of house sided, gables and roofs shingled, metal ridges and cut stone chimney caps. Outside doors and porch ceilings finished natural, balance of exterior painted. There is a cemented cellar under the whole house, divided by brick walls into laundry, furnace room, coal room and vegetable cellar. Attic floored, and has a servant's room. Quartered white oak is used for trim in the hall and and three rooms below; ash in the balance of the house. The inside trim in this house is quite elaborate, especially in the reception hall and dining room which have a 5-foot paneled wainscot. The large number of open fires is a feature of this house. Gas-piping, plumbing and wiring are included in the estimate.

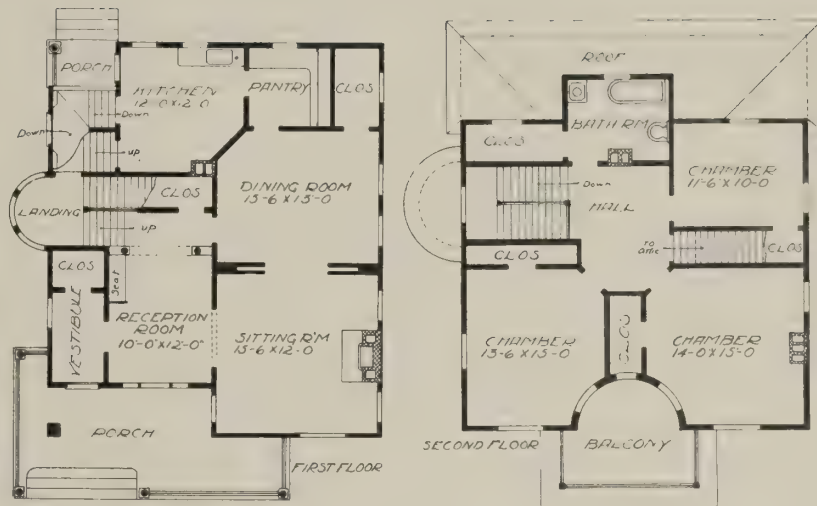
Cost, \$6,900, not including heating apparatus.

Price of plans, details and specifications is \$85.00.

The cities of the United States are famous for their dwellings. Not so much for the elaborate palaces as for houses of people of moderate means. This is the best possible condition of things, for it stimulates effort in the direction of designing new combinations of comfort and beauty on the part of the architect, as well as new appliances for convenience and luxury on the part of those who furnish materials entering into house building. This applies to the country districts as well as to the town, and it is perfectly possible for the rural resident to equip his home with all the conveniences of a city house and at but little more expense. The strong hold that house designing has on the people is shown by the space given to it by almost every publication in the effort to satisfy their readers.



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DESIGN A-18.

This plan is 32 feet 6 inches wide, and 35 feet 6 inches deep, not including porch or bay. Cellar, 7 feet deep. First story, 9 feet; second story, 8 feet. Stone foundation; side walls sided; roof shingled. Metal ridges and finals. Outside doors and porch ceiling finished natural; balance of exterior woodwork except roof painted. There is a cellar under the whole house with brick wall in center, making two rooms. Oak is used for trim in the hall and two rooms below; balance of interior woodwork, yellow pine. The interior finish of this house is fairly elaborate, has a fine hall, which is well finished with an ornamental portiere in front of stairs. The house has gas piping and good plumbing and for a medium sized family will make a good home. The style of the exterior is a modified Colonial.

Price of plans, details and specifications is \$45.00.

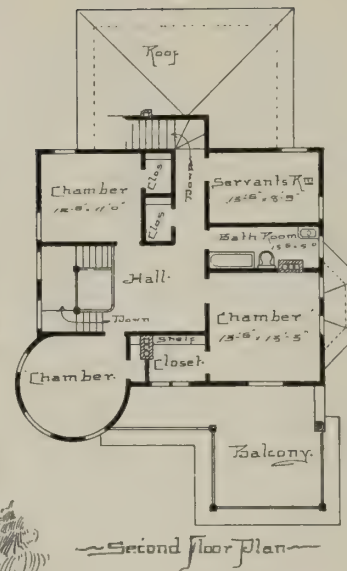
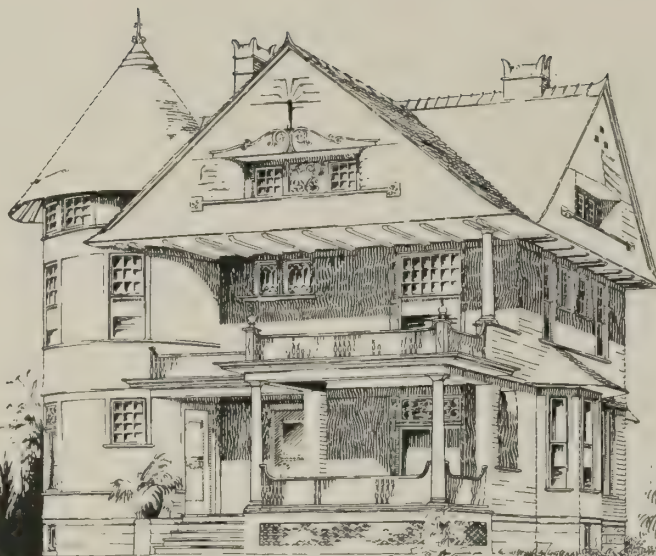
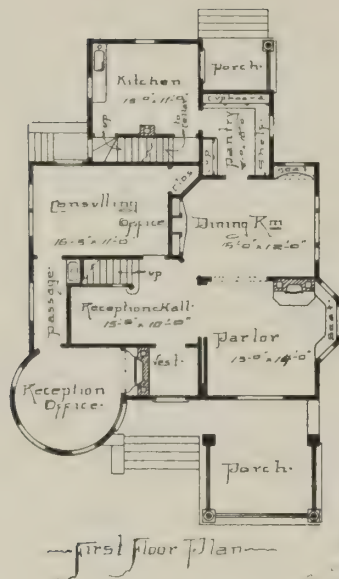
*When ordering plans from this book, please mention Ninth Edition.*

#### DETAILED ESTIMATE OF COST.

Excavating.....	\$ 25.00
Stonework.....	225.00
Brick walls in cellar.....	30.00
Cementing cellar.....	50.00
Chimneys.....	125.00
Cistern.....	20.00
Plastering.....	250.00
Total Masonry.....	725.00
Coarse lumber.....	450.00
Shop work.....	85.00
Glass.....	85.00
Hardware and nails.....	200.00
Sheet metal work.....	90.00
Painting and finishing.....	200.00
Plumbing.....	300.00
Carpenters' labor.....	600.00
Total.....	\$3500.00

Heating system and grate not included.





## DESIGN A 19.

This is a high grade physician's dwelling, rich in detail, handsome in outline, with perfect facilities for the handling of patients, entirely separated from the living apartments. It is late in design and to those desiring such a dwelling a study of the floor plans is invited. The size is 40 feet wide by 51 feet deep, not including porch. Cellar, 7 feet 6 inches deep. First story 10 feet; second story 9 feet. Stone foundation. First story sided; second story, gables and roof shingled. Outside doors and porch ceilings finished natural. All shingles stained; balance of exterior woodwork painted. There is a cellar under

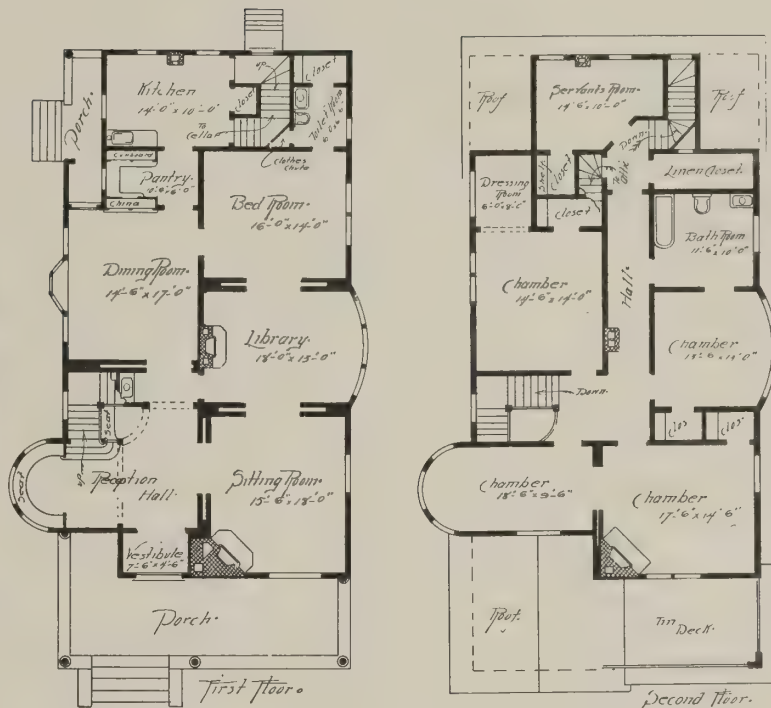
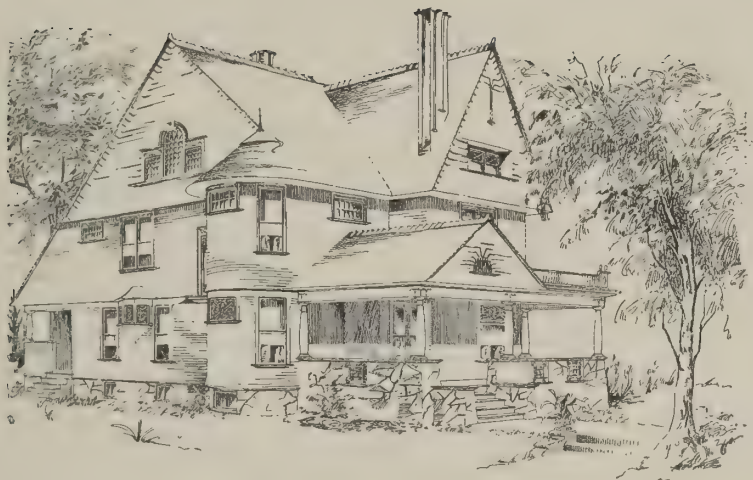
whole house, with brick division walls, containing laundry, furnace and vegetable rooms. Cellar floor cemented. Oak is used for trim in the vestibule, hall and four rooms in first story; balance of inside trim is black ash. The interior trim of this house is quite elaborate, especially the stairs and in the dining room. The house is piped for gas, wired for electricity and has a good system of plumbing.

Cost, \$4,800 including plumbing, but not including heating.

Price of plans, details and specifications is \$65.00.

In houses designed for physicians' use, with the offices in the dwelling, it is of prime importance that there should be an exit from the consultation room other than that which leads through the reception room, so that patients can depart without passing through the reception room which may be filled with people. In the physicians' dwellings shown in this book or in those that may be designed by us, this arrangement is always employed when it is possible to do so.

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DESIGN A—22.

While the exterior of this dwelling is not elaborate yet the details are substantial and rich and when the house is completed the general effect will be good. This is one of the dwellings on which shingle stains are relied upon in a large part for exterior decoration. There are a number of effective color schemes which could be well used on this dwelling, but the one most favored by the designers would be to stain the roof shingles a moss green; stain the shingles in the gables a leather brown and paint all smooth wood work an ivory white. This house is well suited for erection on a 50 foot city lot. The interior finish is quite elaborate, the hall being especially so. The size is 31 feet 6 inches wide and 58 feet long. Height of stories as follows: Cellar, 8 feet. First story, 10 feet; second story,

9 feet. Stone foundation. Side walls sided; gables and roof shingled. All shingles stained. The ridges are of sheet metal. The porch walls are of stone with cut stone coping. There is a cellar under the whole house with cemented floor and brick supporting walls. Attic is floored, but not otherwise finished. Hard wood is used for interior trim in the hall and 4 rooms below. There is a hot and cold soft water system included in the estimate, also gas-piping and wiring for electric lights.

Cost, \$6000, not including a heating system.

An itemized estimate of cost will be sent on application.

Price of plans, details and specifications is \$75.00.

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DESIGN A—23.

This is a "two room in front" dwelling of the better class. In this type of houses the idea is to utilize the street frontage for the living rooms of the house instead of the hall, relegating the hall to less valuable space. The house here shown while containing a large and beautiful hall, illustrates this idea perfectly. The size is 35 feet wide and 46 feet long. Cellar, 7 1/2 feet. First story, 9 feet 4 inches; second story, 8 feet 6 inches. Stone foundation. Side walls sided; gables and roof shingled. Metal ridges and finals. All shingles stained. Outside doors natural finish; balance of exterior painted. There is a cellar under whole house, having laundry, furnace room and vegetable room. Cellar floor cemented; brick supporting walls. Hardwood is used for trim in vestibule, hall and four rooms; black ash or yellow pine for balance of house. The interior trim is quite elaborate. Gas-piping, plumbing and wiring are included.

Price of plans, details and specifications is \$55.00.

*When ordering plans from this book please mention Ninth Edition.*

#### DETAILED ESTIMATE OF COST.

Excavating.....	\$ 30.00
Stone walls .....	225.00
Brick walls .....	50.00
Cementing cellar .....	60.00
Cistern .....	25.00
Chimneys .....	125.00
Plastering .....	250.00
<b>Total Masonry .....</b>	<b>755.00</b>
Coarse lumber .....	550.00
Shop work and glass .....	1300.00
Painting and finishing .....	250.00
Hardware and nails .....	200.00
Sheet metal work .....	100.00
Plumbing .....	250.00
Carpenters' labor .....	700.00
<b>Total .....</b>	<b>\$4105.00</b>

The heating system, mantel and grate are not included in the above estimate.



DESIGN A—24.

This dwelling is another "two room in front" house, somewhat cheaper than the previous number, owing to the use of less elaborate details, though fully as large. The appearance is good, the plan convenient, and is of sufficient size for the ordinary family. The size is 33 feet wide by 50 feet 6 inches long. Cellar, 7 feet 6 inches. First story, 10 feet; second story, 9 feet. Stone foundation. Siding is used for exterior covering, except gables and roofs, which are shingled. All exterior woodwork, except roofs and outside doors, painted. There is a cellar under the whole house, with cemented bottom. Cellar not divided. Oak is used for trim in the hall and four rooms below, with pine in the balance of the house. The attic is floored, but otherwise unfinished. Gas piping and plumbing are included in the estimate.

In this building, economy has been practiced as far as is possible consistent with honest and substantial building.

Price of plans, details and specifications is \$45.00.

*When ordering plans from this book please mention Ninth Edition.*

#### DETAILED ESTIMATE OF COST.

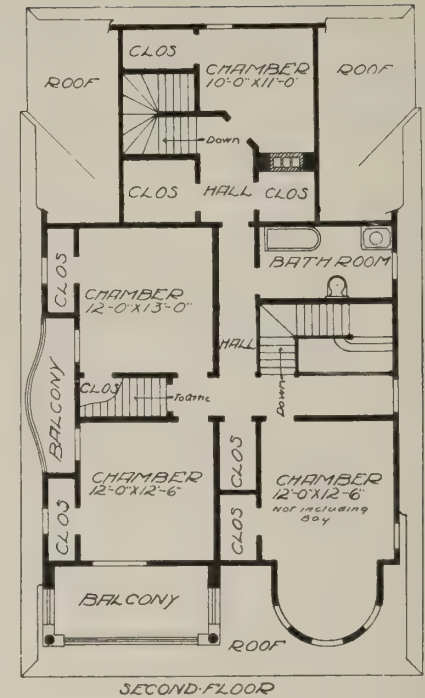
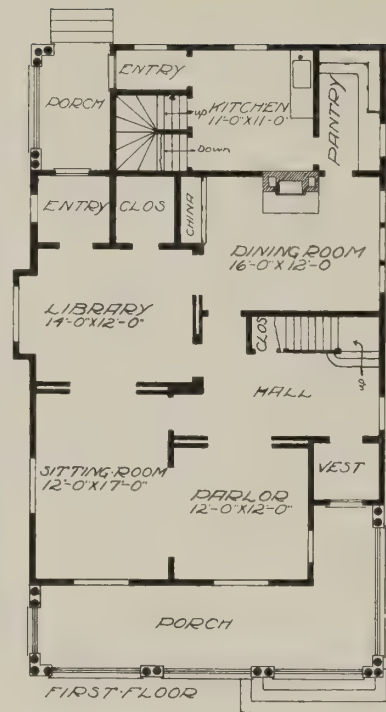
Excavating.....	\$ 30.00
Stone walls.....	225.00
Cementing cellar.....	50.00
Chimneys.....	125.00
Cistern.....	25.00
Plastering.....	250.00
<b>Total masonry.....</b>	<b>705.00</b>
Coarse lumber.....	500.00
Shopwork and glass.....	1100.00
Painting and finishing.....	225.00
Hardware and nails.....	175.00
Sheet metal.....	70.00
Plumbing.....	300.00
Carpenters' labor.....	600.00
<b>Total.....</b>	<b>\$3975.00</b>

The heating system, mantel and grate are not included in the above estimate.





DESIGN A 25.



This design is a new style, has a good outline, and properly colored will make a handsome dwelling. The use of shingle stain is necessary to this house in order to get the best effect, which will also be better if there is plenty of trees and shrubbery. The dwelling has a large amount of porch room, considerable balcony space and is well finished inside. It is 33 feet 6 inches wide and 57 feet long, including the porch. Heights of stories: cellar, 7 feet 6 inches; first story, 9 feet 6 inches; second story, 8 feet 6 inches. Stone foundation; first story, sided; second story, gables and roof shingled. All shingles are stained. There is a cemented cellar under the whole house, divided by a brick wall into two compartments. Attic is floored, but not otherwise finished. Oak is used for trim in the hall and three rooms below, balance of interior trim is pine. Gas piping, plumbing and electric wiring are included in the estimate.

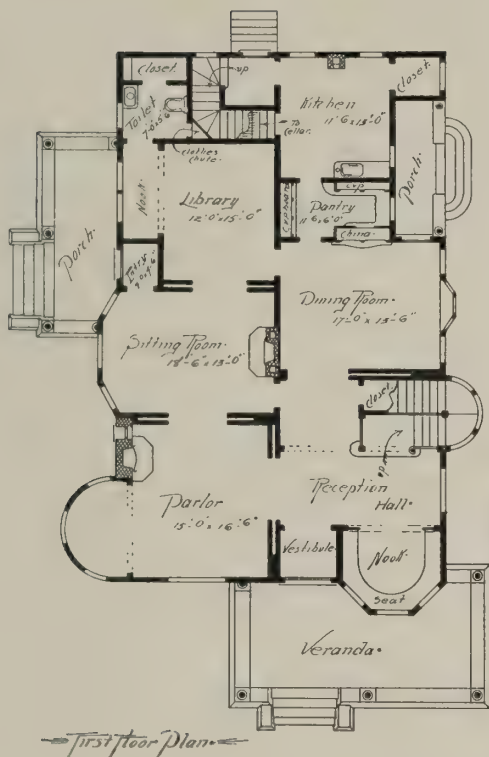
Price of plans, details and specifications is \$55.00.

*When ordering plans from this book please mention Ninth Edition.*

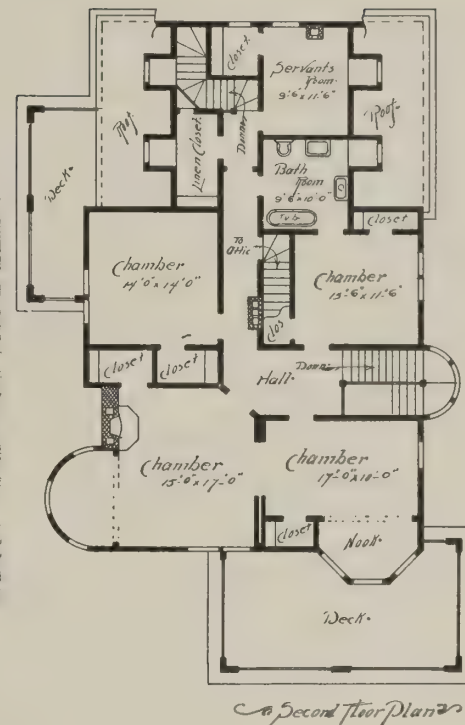
#### DETAILED ESTIMATE OF COST.

Excavating.....	\$ 35.00
Stone walls.....	325.00
Brick walls.....	60.00
Cementing cellar.....	45.00
Chimneys.....	100.00
Cistern.....	30.00
Plastering.....	275.00
Total Masonry.....	870.00
Coarse lumber.....	550.00
Shop work.....	1000.00
Glass.....	125.00
Painting and finishing.....	275.00
Hardware and nails.....	200.00
Sheet metal work.....	100.00
Plumbing.....	300.00
Wiring.....	50.00
Carpenters' labor.....	650.00
Total.....	\$4120.00

The heating system, mantel and grate are not included in the above estimate.



DESIGN A—26.



In this design much study has been expended to produce a frame dwelling of the best grade. The floor arrangement is convenient and comfortable to live in and the plan contains every modern convenience. The exterior is designed for durability, and is handsome and rich in outline. The best of materials and workmanship is provided for in the estimate, and with a good building site the dwelling will make an ideal home. The color scheme is simply white. The width of the house is 37 feet not including porches and projections. Height of stories: Cellar, 7 feet 6 inches; first story, 10 feet; second story, 9 feet 6 inches. Stone foundation and porch walls. Siding is used for exterior covering with roof of slate. The ridges and finals are of copper. The cellar extends under the whole house and is divided by brick walls into vegetable cellar, furnace room, laundry and fuel rooms. Attic is floored. Quartered white oak is used for interior trim throughout the entire house. The plumbing fixtures are of high quality throughout.

Price of plans, details and specifications is \$110.00.

#### DETAILED ESTIMATE OF COST.

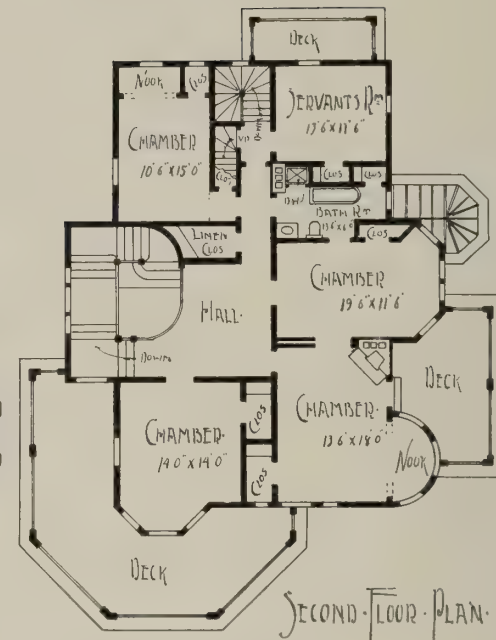
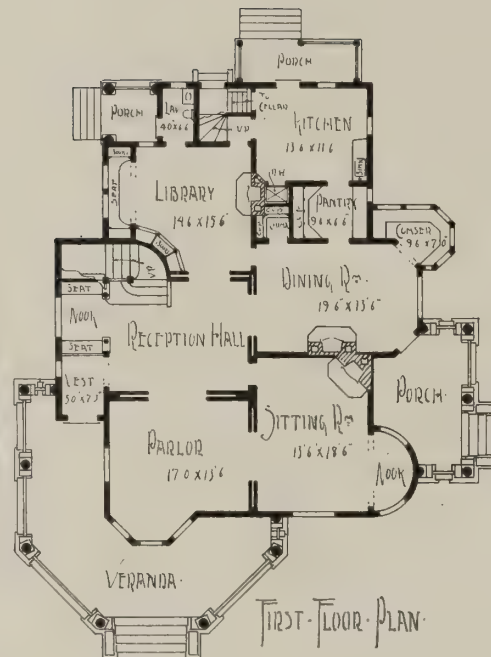
Excavating .....	\$ 50.00	Glass .....	\$ 325.00
Stone walls .....	650.00	Hardware and nails .....	325.00
Cut stone .....	175.00	Painting and finishing .....	400.00
Brick walls .....	125.00	Slating .....	500.00
Cementing cellar .....	90.00	Sheet metal work .....	300.00
Chimneys .....	325.00	Plumbing .....	900.00
Lath and plaster .....	450.00	Mantels .....	200.00
Total Masonry .....	1865.00	Wiring .....	100.00
Coarse lumber .....	800.00	Furnace .....	350.00
Shop work .....	1600.00	Carpenters' labor .....	1500.00
		Total .....	\$9165.00

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DESIGN A—27.



The features of this plan are the large and elaborate reception hall, the elegant library and the large amount of porch room. The plan has about every convenience possible in a dwelling and it is handsomely and richly furnished throughout. It will care for a large family and is convenient and luxurious to live in. It is 48 feet wide and 55 feet 9 inches long. Cellar, 7 feet 6 inches; first story, 10 feet; second story, 9 feet. Stone foundation. Siding is used for exterior covering. Roof shingled. Metal ridges and finals. Column bases, stone. Outside doors and porch ceilings finished natural; balance of exterior painted. There is a cellar under the whole house, containing laundry, furnace room, vegetable room and coal room. Cellar floor cemented. Two rooms are finished in the attic. Quartered oak is used for trim in the hall and four rooms below; black ash in the balance of house. All finished natural. Gas-piping, wiring and an elaborate system of plumbing are included in the estimate.

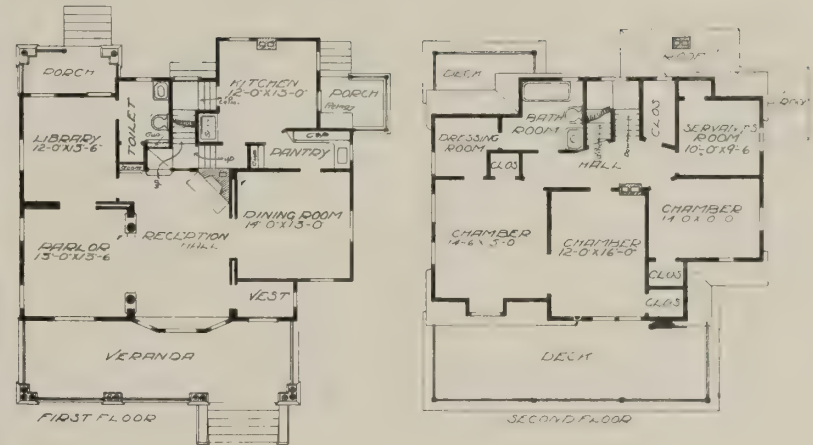
Price of plans, details and specifications is \$125.00.

#### DETAILED ESTIMATE OF COST.

Excavating.....	\$ 60.00	Shop work.....	\$ 2000.00
Stone walls .....	600.00	Glass .....	400.00
Brick walls .....	100.00	Hardware and nails .....	375.00
Chimneys .....	300.00	Painting and finishing.....	500.00
Cementing cellar .....	90.00	Sheet metal work .....	325.00
Cistern.....	50.00	Plumbing.....	1000.00
Cut stone.....	100.00	Mantels.....	300.00
Lath and plaster.....	600.00	Wiring .....	150.00
Total Masonry.....	1900.00	Hot air furnace .....	375.00
Coarse lumber .....	1100.00	Carpenters' labor .....	1600.00
		Total.....	\$10025.00

If it is desired to use hot water for heating in this house, a first class system can be installed for \$750.00 which would add \$375.00 to the above estimate.

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DESIGN A-28.

Both the floor arrangement and the exterior treatment shown in this design have proved very popular. In modified forms this dwelling has been built very many times. Sometimes in a more expensive form, and at other times at a less cost; in every case the owners have expressed great satisfaction with it for its convenience of arrangement. The present house has about all the conveniences that it is possible to embody in a plan of this size, and has rooms enough to comfortably accommodate a fair sized family. It is 42 feet wide and 37 feet 6 inches deep, exclusive of porches. Height of stories: cellar, 7½ feet deep; first story, 9½ feet; second story, 8 feet 2 inches. The foundation and column bases are of stone; first story, siding; second story, gables and roofs are shingled. All shingles colored with shingle stains. There is a cellar under the whole house divided by brick walls into furnace room, vegetable room, laundry, coal bins, etc. Cellar floor cemented. There is a large attic with floor laid but not otherwise furnished. Oak is used for trim in four rooms below and yellow pine in the rest of the house. There is a good system of hot and cold soft water plumbing with fixtures of fair degree of elaborateness.

Price of plans, details and specifications is \$55.00.

*When ordering plans from this book please mention Ninth Edition.*

#### DETAILED ESTIMATE OF COST.

Excavating .....	\$ 30.00
Stone work .....	350.00
Brick work .....	410.00
Chimney .....	80.00
Lath and plaster .....	250.00
Cementing cellar .....	50.00
Cistern .....	30.00
Total Masonry .....	850.00
Coarse lumber .....	600.00
Shop work .....	100.00
Glass .....	125.00
Sheet metal work .....	125.00
Painting and finishing .....	300.00
Hardware and nails .....	150.00
Carpenters' labor .....	700.00
Plumbing .....	400.00
Mantel .....	75.00
Total .....	\$4305.00

Heating system and electric wiring are not included in the above estimate.





DESIGN A—29.

This is a high-grade frame residence, handsome and substantial in design, complete in its appointments, and rich and elaborate in detail. The floor plan is different from the usual in that the large drawing room is the general purpose room, taking the place of the parlor and sitting room in the ordinary plan. It occupies the best position in the house and with its fireplace and many windows is as handsome an apartment as one could wish. While the exterior is simple in outline, the details are rich, and with a good location the house will present a very effective appearance. The interior is finished in a very elaborate manner. Quartered white oak is used for trim in all except the drawing room, which is mahogany. Hand carving is used in profusion in the hall and the best rooms below, and the dining room with its high paneled wainscot and beamed ceiling is an example of the woodworker's art. It is 42 feet wide and 63½ feet long, exclusive of porch which is 15½ feet wide. Cellar, 8 feet deep; first story, 10 feet 3 inches high; second story, 9 feet. Stone foundations, side walls sided up to second story sill course. Balance of exterior shingled, all shingles stained. There is a cellar under the whole house with brick division walls. The plumbing system is elaborate and complete, the fixtures being hand decorated.

Price of plans, details and specifications is \$150.00.

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DETAILED ESTIMATE OF COST.

Excavating .....	\$ 50.00
Stone work .....	775.00
Brickwork in cellar .....	200.00
Cementing cellar .....	125.00
Cistern .....	50.00
Chimneys .....	375.00
Cut stone .....	150.00
Lath and plaster .....	525.00
Total Masonry .....	2350.00
Coarse lumber .....	1200.00
Shop work .....	3000.00
Glass .....	400.00
Hardware and nails .....	300.00
Painting and finishing .....	750.00
Sheet metal work .....	200.00
Plumbing .....	1200.00
Wiring .....	150.00
Mantels .....	250.00
Furnace .....	375.00
Carpenters' labor .....	1500.00
Total .....	\$11575.00

If hot water system of heating is desired, add \$500 to the above figures.

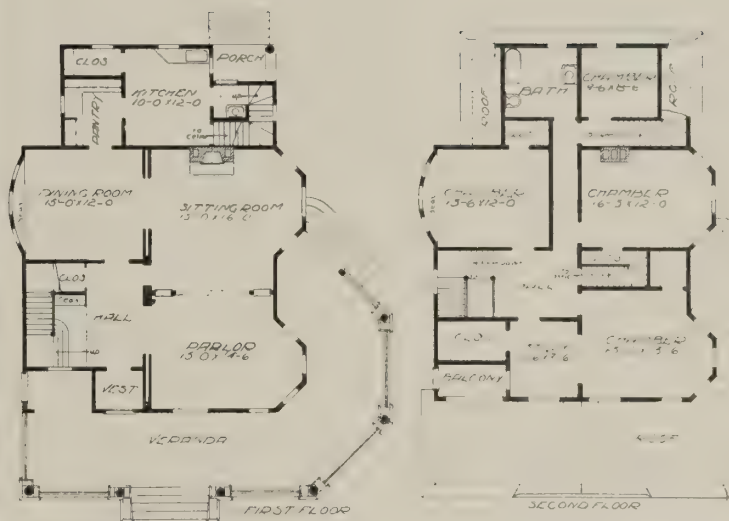


DESIGN A—30.

This design is a house with fairly large rooms, liberally treated as to exterior and handsomely finished inside. It is fitted for erection on either a corner or an inside lot and will present a good appearance in almost any locality. The size is 35 feet 2 inches wide by 44 feet 6 inches deep, not including porch. Cellar, 7 feet deep. First story, 10 feet; second story, 9 feet. Stone foundation; side walls sided; gables and roofs shingled. Metal ridges and finals. Chimney caps, stone. A considerable amount of art glass and plate glass is used. Outside doors finished natural; roof stained; balance of exterior painted. There is a cellar under the whole house having laundry, furnace room and vegetable cellar. Cellar floor cemented. Attic floored but otherwise unfinished. Hardwood is used for trim in the hall, vestibule and three rooms below, balance of inside trimmed with yellow pine. Gas-piping and plumbing are included in this estimate, also furnace.

Price of plans, details and specifications is \$55.00.

*When ordering plans from this book please mention Ninth Edition.*



#### DETAILED ESTIMATE OF COST.

Excavating.....	\$ 25.00
Stone work.....	300.00
Brick work.....	30.00
Cementing cellar.....	35.00
Cistern.....	25.00
Chimney.....	80.00
Lath and plaster.....	240.00
Total Masonry.....	735.00
Coarse lumber.....	550.00
Shop work.....	900.00
Glass.....	150.00
Metal work.....	100.00
Painting and finishing.....	300.00
Hardware and nails.....	175.00
Carpenters' labor.....	700.00
Plumbing.....	300.00
Mantel.....	75.00
Furnace.....	200.00
Total.....	\$4185.00



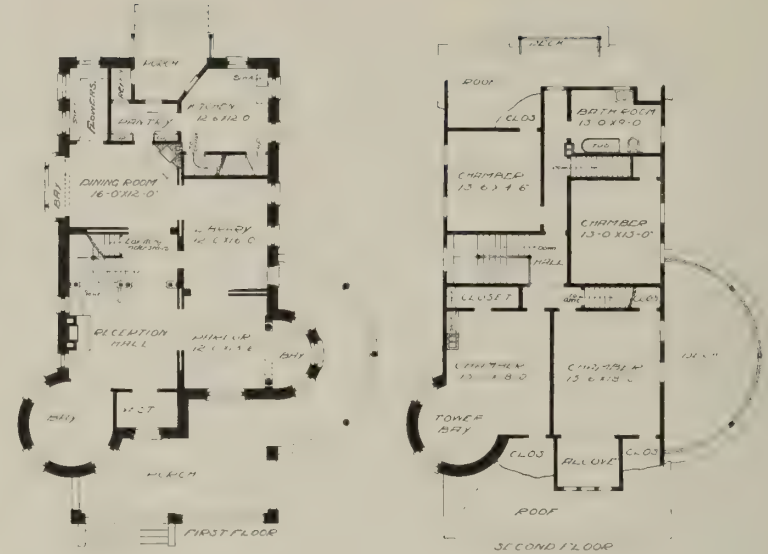


DESIGN A—31.

This is a stone and frame combination, making a house handsome in outline and sufficient in plan to accommodate a good sized family. It has every convenience for luxurious living and is well and even elaborately finished inside in natural woods. The house will appear best in a large well shaded lot and a still better effect can be obtained by the use of clinging vines on the stone work. In many parts of the country there are plenty of stones that can be utilized in such a house as this without great cost. This dwelling is designed for use in just such localities and when considering this plan it should be remembered that if stone have to be transported long distances that the cost will be enhanced. The building is 52 feet wide and 67½ feet long to outside of all porches. Cellar, 7½ feet; first story, 10 feet 3 inches; second story, 8 feet 6 inches. Cellar under the whole house, with cemented floor and stone division walls. First story, stone; gables and roofs, shingled. Oak is used for interior trim throughout. The plumbing system has hot and cold, soft and hard water with a good grade of fixtures.

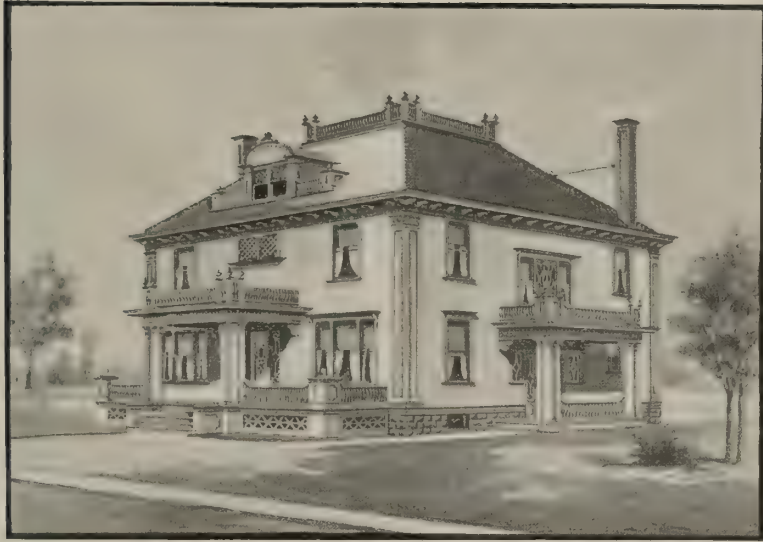
Price of plans, details and specifications is \$90.00.

*When ordering plans from this book please mention Ninth Edition.*



#### DETAILED ESTIMATE OF COST.

Excavating.....	\$ 40.00
Stone work.....	1000.00
Chimneys.....	250.00
Cut stone.....	350.00
Cementing cellar.....	60.00
Cistern.....	40.00
Lath and plaster.....	300.00
Total Masonry.....	2040.00
Coarse lumber.....	600.00
Shop work.....	1250.00
Glass.....	325.00
Hardware and nails.....	300.00
Sheet metal work.....	250.00
Painting and finishing.....	400.00
Carpenters' labor.....	900.00
Plumbing.....	550.00
Mantels.....	200.00
Furnace.....	375.00
Wiring.....	100.00
Total.....	\$7290.00



DESIGN A—32.

This is a large Colonial dwelling, commanding in appearance and of sufficient size to accommodate a family of good size. This type of dwelling is in great favor at the present time, and on account of its compactness of arrangement and cheapness to build, will always remain so. It is a recognized fact among builders that a square house is cheapest to build of any, as a greater amount of cubic feet of contents can be had at a given cost than in houses of any other form. The distinguishing feature of the present house is its large central hall and its fine staircase. There is a side entrance under these stairs, flanked by a toilet room and coat closet. The house is 43 feet wide and 42 1/2 feet deep. Stone foundation. Cellar, 7 feet. First story, 9 feet 6 inches; second story, 8 feet 2 inches. Clapboards are used for exterior covering, except roofs, which are shingled. There is a cellar under the whole house with cemented floor, and divided by brick walls. The interior trim in the hall and four rooms below is of oak, balance of the interior is finished in pine. The plumbing system has hot and cold water with substantial fixtures.

Price of plans, details and specifications is \$70.00.

*When ordering plans from this book please mention Ninth Edition.*



DETAILED ESTIMATE OF COST.

Excavating .....	\$ 35.00
Stone walls .....	250.00
Brick walls .....	40.00
Chimneys .....	225.00
Cementing cellar .....	60.00
Cistern .....	30.00
Lath and plaster .....	250.00
Total Masonry .....	\$ 890.00
Coarse lumber .....	\$ 600.00
Shop work .....	1100.00
Hardware and nails .....	200.00
Glass .....	160.00
Sheet metal work .....	125.00
Painting and finishing .....	350.00
Carpenters' labor .....	850.00
Plumbing .....	450.00
Furnace .....	250.00
Mantels .....	225.00
Total .....	\$5150.00

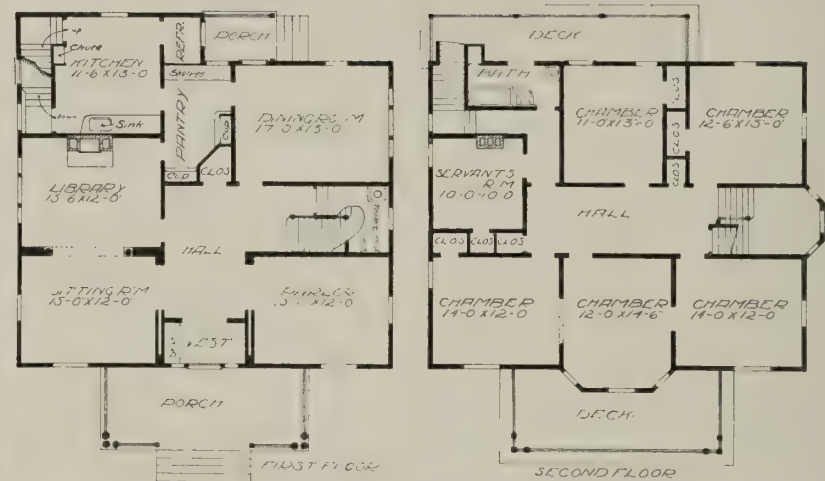




DESIGN A 33.

This is another Colonial dwelling somewhat smaller but having as much or even more accommodations than the preceding house, but which, owing to its less elaborate hall and the omission of the side porch and other features, can be built at a considerably lower figure. It is a thoroughly desirable dwelling containing every convenience for comfort and has a substantial and rich appearance. This dwelling has been actually built in Grand Rapids, Mich., at a somewhat less price than the estimate here given. The house is 42 feet wide and 39½ feet deep, exclusive of the front porch. The cellar is 8 feet deep. First story, 9½ feet; second story, 8 feet 4 inches high. Stone foundation. Clapboards are used for exterior covering, except roof, which is shingled. There is a cellar under the whole house, divided into laundry, vegetable cellar, furnace and coal rooms. Oak is used for interior trim in the hall and four rooms below. Balance of the interior is finished in pine.

Price of plans, details and specifications is \$55.00.



DETAILED ESTIMATE OF COST.

Excavating .....	\$ 30.00
Stone walls .....	250.00
Brick walls .....	50.00
Cementing cellar .....	55.00
Cistern .....	30.00
Chimney .....	90.00
Lath and plaster .....	240.00
Total Masonry .....	\$ 745.00
Coarse lumber .....	\$ 550.00
Shop work .....	950.00
Glass .....	160.00
Hardware and nails .....	175.00
Sheet metal work .....	125.00
Painting and finishing .....	275.00
Carpenters' labor .....	800.00
Plumbing .....	350.00
Mantel .....	75.00
Furnace .....	225.00
Total .....	\$4430.00

*When ordering plans from this book please mention Ninth Edition.*



DESIGN A—34.

This is a gambrel roofed dwelling having the two principal rooms in front. The rooms are all of fair size, arranged so that the principal rooms can be thrown together, and the whole arrangement is provided with every convenience. In many cases it is desired to have an office in the house where business can be done, without taking customers into the living parts of the house. This plan is provided with such an apartment, which if it is not used for this purpose can be utilized as a den, smoking room, or for guns or fishing tackle, if the tastes of the owner run that way. The house is thoroughly well constructed of the best of materials, has a handsome outline and if well colored will make a handsome home. It is 42 feet wide and 68 feet long over all porches and projections. Cellar, 7 feet; first story, 10 feet 3 inches; second story, 9 feet 2 inches. Stone foundation. First story, sided; second story, gables and roof shingled. The porch walls are of stone. There is a cellar under the whole house with brick division walls. Oak is used for trim in the principal rooms below and pine in the balance of the house.

Price of plans, details and specifications is \$75.00.

*When ordering plans from this book please mention Ninth Edition.*



#### DETAILED ESTIMATE OF COST.

Excavating.....	\$ 50.00
Stone walls .....	400.00
Brick walls .....	50.00
Cut stone.....	100.00
Cementing cellar .....	70.00
Chimneys .....	125.00
Cistern .....	30.00
Lath and plaster.....	250.00
Total Masonry .....	1075.00
Coarse lumber .....	650.00
Shop work .....	1200.00
Glass .....	225.00
Hardware and nails .....	225.00
Sheet metal.....	200.00
Painting and finishing .....	375.00
Carpenters' labor .....	900.00
Furnace .....	275.00
Plumbing.....	500.00
Mantel .....	100.00
Total.....	\$5725.00





DESIGN A—35.

This is another fair sized colonial dwelling, designed for a family who prefer to make the library the principal sitting room of the house. Should it be desired, the down stairs bed room can be used as a library, and what is shown as a library can be the regular sitting room. It is well located for this purpose, opening as it does into both parlor and dining room through large sliding doors. The construction is brick veneer, a method of building that is nearly as good as solid brick and at a much less cost. This house needs a considerable street frontage, but can be built on a very shallow lot. The building has about every convenience and is a comfortable home. The size is 61 feet 8 inches wide by 35 feet 8 inches deep not including the front porch, which is 10 feet wide. Cellar, 8 feet; first story, 10 feet; second story, 9 feet. Shingled roof. Metal ridges and cut stone trimmings. Quartered white oak is used for trim in the hall and four rooms below with pine in the balance of the house.

Price of plans, details and specifications is \$75.00.

*When ordering plans from this book please mention Ninth Edition.*



#### DETAILED ESTIMATE OF COST.

Excavating.....	\$ 60.00	Shop work.....	1100.00
Stone walls .....	275.00	Glass .....	200.00
Brick walls and veneering .....	750.00	Hardware and nails .....	200.00
Cementing cellar .....	70.00	Sheet metal work.....	150.00
Cistern.....	30.00	Painting and finishing .....	275.00
Cut stone.....	100.00	Carpenters' labor .....	800.00
Chimneys.....	150.00	Plumbing.....	500.00
Lath and plaster.....	350.00	Furnace.....	300.00
Total Masonry.....	1785.00	Mantel.....	100.00
Coarse lumber .....	500.00	Total.....	\$5910.00

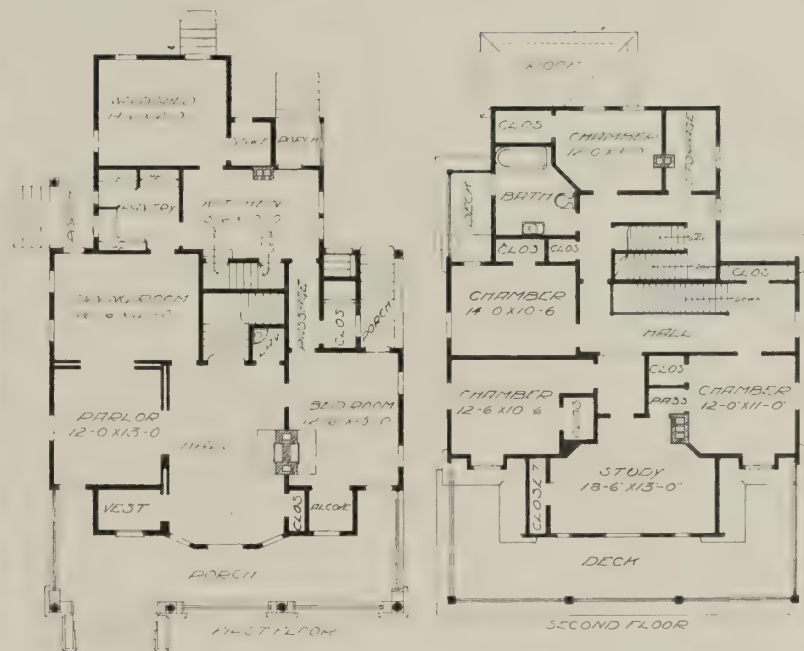


DESIGN A -36.

This is another floor arrangement in which the hall below is the sitting room of the house. This room is a large and well finished apartment, centrally located and no room is lost by stairs. The bed room below is arranged for use as a library or office if so desired. The study on the second floor can of course be used for a chamber, and it is a pleasant apartment. The exterior treatment is the gambrel roofed, Dutch colonial style, which is very effective with good coloring. Shingle stains are very necessary on this house to get the best effect. The size of the dwelling is 40 feet in width and 63 feet in length, including the front porch. Cellar, 7 feet 6 inches; first story, 9 feet 9 inches; second story, 8 feet 9 inches. Stone foundation. Clapboards are used for exterior covering on first story; gables and roofs are shingled. There is a cellar under the whole house with brick division walls. Oak is used for interior trim in the principal rooms below, and pine in the balance of the house.

Price of plans, details and specifications is \$70.00.

*When ordering plans from this book please mention Ninth Edition.*



#### DETAILED ESTIMATE OF COST.

Excavating .....	\$ 45.00
Stone work .....	425.00
Brick work .....	50.00
Cementing cellar .....	60.00
Cistern .....	30.00
Chimneys .....	200.00
Lath and plaster .....	260.00
<b>Total Masonry .....</b>	<b>1070.00</b>
Coarse lumber .....	600.00
Shop work .....	1150.00
Glass .....	175.00
Hardware and nails .....	200.00
Sheet metal work .....	150.00
Painting and finishing .....	275.00
Carpenters' labor .....	750.00
Plumbing .....	400.00
Furnace .....	275.00
Mantels .....	150.00
<b>Total .....</b>	<b>\$5195.00</b>



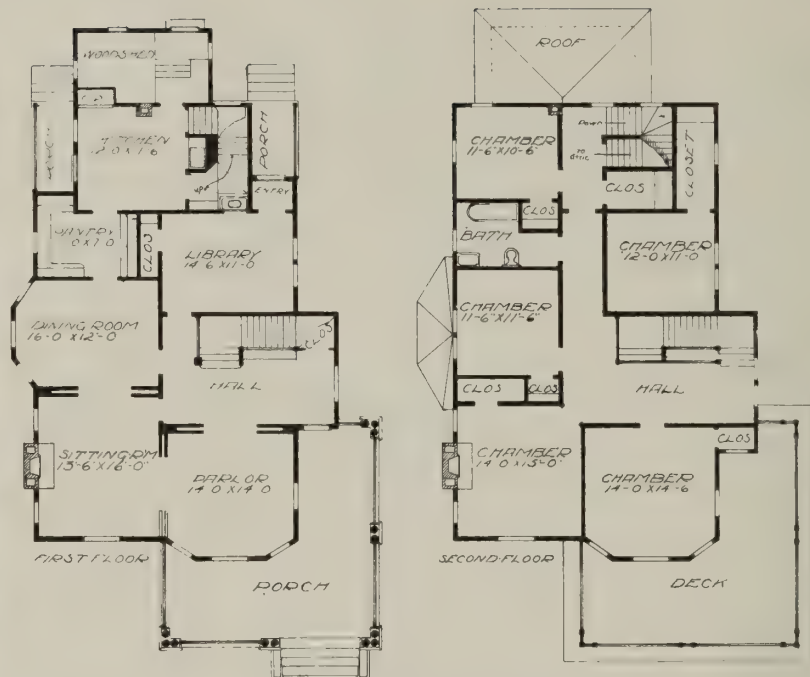


DESIGN A 37.

This is another two room in front dwelling, with rooms of fair size, a large and handsome hall and a large front porch. There are the usual apartments for comfortable living, well arranged and provided with all the conveniences found in a modern up-to-date dwelling. The exterior is simply treated, no attempt being made as to elaborate display, yet the effect is that of a substantial well-to-do residence. To those desiring a house of this character, a careful study of this plan is requested. The size is 36½ feet wide and 60 feet long, exclusive of the front porch. Cellar, 7½ feet deep; first story, 10 feet 2 inches; second story, 9 feet 2 inches. Stone foundation. Clapboards are used for exterior covering, except roof which is shingled. There is a cellar under the whole house, with brick division walls and cemented floor. Oak is used for trim in the hall and four principal rooms below and pine in the balance of the house.

Price of plans, details and specifications is \$65.00.

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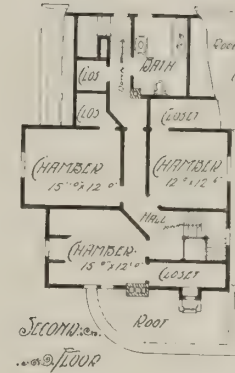
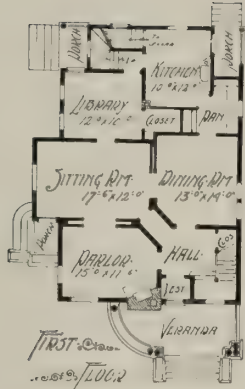


DETAILED ESTIMATE OF COST.

Excavating .....	\$ 40.00
Stone work .....	350.00
Brick work .....	50.00
Cementing Cellar .....	50.00
Chimneys .....	175.00
Cistern .....	25.00
Lath and Plaster .....	275.00
Total Masonry .....	965.00
Coarse Lumber .....	600.00
Shop Work .....	1000.00
Glass .....	150.00
Hardware and Nails .....	175.00
Painting and Finishing .....	275.00
Carpenters' Labor .....	700.00
Plumbing .....	400.00
Furnace .....	225.00
Mantel .....	75.00
Total .....	\$4565.00

# CLASS B.

CLASS B CONTAINS DESIGNS COSTING BETWEEN \$1,725 AND \$3,500.



DESIGN B -1.

This design is a new idea in exterior treatment and is very effective. The floor plan has rooms enough for an average family and is well arranged for convenience of living. It is 32 feet 6 inches wide and 43 feet long, exclusive of porches. Cellar, 7 feet 6 inches. First story, 9 feet 6 inches; second story, 9 feet. Foundation and porch wall are stone. Body of house is sided; gables and roof shingled. All shingles stained; balance of exterior painted. There is a cellar under the whole house, not divided. Cellar floor cemented. Attic unfinished. Oak is used for trim in hall and four rooms below; ash or yellow pine for the balance of house.

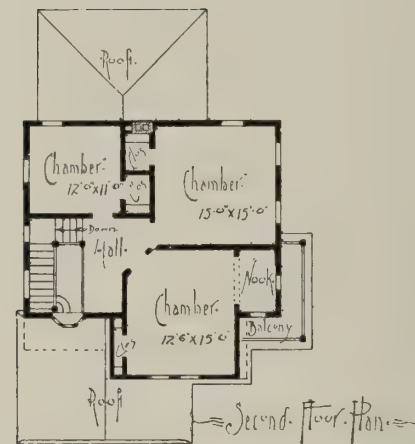
Price of plans, details and specifications is \$40.00.

*When ordering plans from this book please mention Ninth Edition.*

## DETAILED ESTIMATE OF COST.

Excavating.....	\$ 25.00
Stone work.....	275.00
Brick work in cellar.....	40.00
Cementing cellar.....	30.00
Cistern.....	25.00
Chimneys.....	125.00
Lathing and plastering.....	200.00
Total Masonry.....	740.00
Coarse lumber.....	450.00
Shop work.....	750.00
Glass.....	110.00
Sheet metal work.....	50.00
Hardware and nails.....	125.00
Painting and finishing.....	175.00
Plumbing.....	25.00
Carpenters' labor.....	550.00
Total.....	\$3200.00
Heating apparatus not included in above.	





DESIGN B—3.

This design shows a handsome cottage, remarkable for its large amount of porch room. While it is designed for use in places where there is no water supply or sewerage, so that a plumbing system cannot well be obtained, yet if it is desired to add a bath room, the second floor can easily be rearranged to provide for it. The rooms shown are of fair size and well arranged, and the cottage can be well built at a reasonable cost. There is always more or less difficulty in effectively designing porch roofs, where the porches continue entirely around the building as is the case in the present design. To avoid monotony in this case, a part of this porch is left uncovered making a terrace. The size of the building is 34 feet wide and 51 feet long over all porches. Cellar, 7 feet deep; first story, 9 feet 6 inches; second story, 8 feet. Stone foundation. Clapboards are used for exterior covering, except gables and roof, which are shingled. There is a cellar under about half of the house with cemented floor and brick division wall. The interior trim is entirely of pine, except the stairs, which are oak.

Price of plans, details and specifications is \$30.00.

#### DETAILED ESTIMATE OF COST.

Excavating.....	\$ 15.00
Stone work.....	225.00
Brick work.....	30.00
Cementing cellar.....	30.00
Chimneys.....	40.00
Lath and plaster.....	200.00
<b>Total Masonry.....</b>	<b>540.00</b>
Coarse lumber.....	375.00
Shop work.....	600.00
Glass.....	60.00
Sheet metal work.....	75.00
Painting and finishing.....	125.00
Hardware and nails.....	80.00
Carpenters' labor.....	375.00
<b>Total.....</b>	<b>\$2230.00</b>
Furnace not included in above.	

*When ordering plans from this book please mention Ninth Edition.*

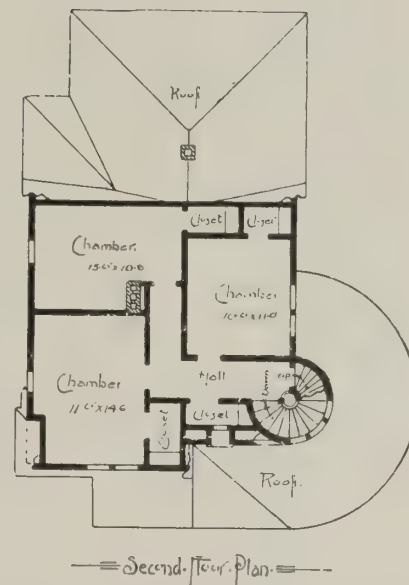
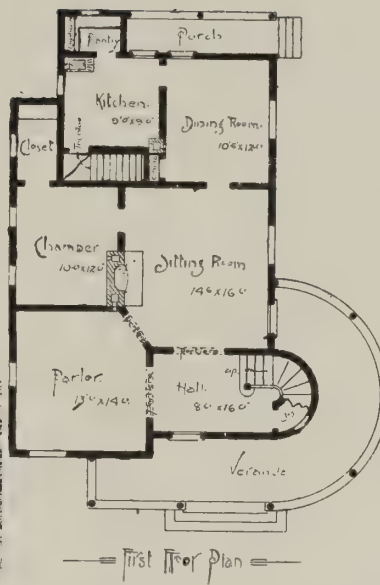


DESIGN B-4.

This cottage is roomy in plan, quaint in design, and with a suitable site will be very effective in appearance. The exterior covering is entirely of shingles which extend entirely to the ground, there being but 4 inches of wall above grade. Shingle stains are absolutely necessary to the proper coloring of this house, the most preferable combination being to stain the wall and gable shingles brown, the roof shingles a silver gray, and paint all smooth wood work a dark bottle green. It is not an expensive dwelling, being intended for use by people of moderate means who yet desire a dwelling with some pretension to style. The size is  $37\frac{1}{2}$  feet wide and 49 feet long over all. Cellar, 7 feet; first story, 9 feet; second story, 8 feet. Foundation is a stone footing. There is a cellar under the back part of house only, with earth banks. All of the interior finish is of pine except the stairs, which are oak. Should it be desired to install a plumbing system and a furnace in this house, it can be easily done, with a bath room on either first or second floor. The furnace can be installed by simply making more cellar room.

Price of plans, details and specifications is \$35.00.

*When ordering plans from this book please mention Ninth Edition.*



#### DETAILED ESTIMATE OF COST.

Excavating . . . . .	15.00
Stone work . . . . .	125.00
Brick work . . . . .	30.00
Cementing cellar . . . . .	30.00
Cistern . . . . .	25.00
Chimney . . . . .	80.00
Lath and plaster . . . . .	200.00
Total Masonry . . . . .	505.00
Coarse lumber . . . . .	400.00
Shop work . . . . .	600.00
Glass . . . . .	60.00
Hardware and nails . . . . .	100.00
Sheet metal . . . . .	50.00
Painting and finishing . . . . .	150.00
Carpenters' labor . . . . .	400.00
Total . . . . .	\$2265.00

The outline of this dwelling makes it very suitable for a summer or seaside cottage. If built in the manner usually employed in the construction of summer dwellings—that is, without plastering cellar or cistern, and with simple plain casings for interior finish, the cost can be reduced fully \$700 from the above estimate.



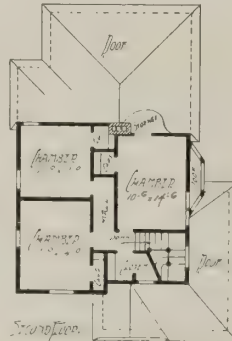
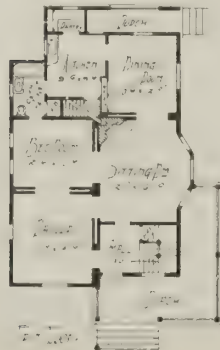
DESIGN B-6.

For a low cost cottage a study of this plan is invited. It is compact, convenient, easy to build, easy to live in, is handsome in appearance and can be built at a reasonable price. It has all the rooms required for the average family, and is suitable for building on the average city or village lot.

It is 28½ feet wide and 43½ feet long not including porches. There is a cellar under about two-thirds of the house. The cellar is not divided and has earth banks. The interior trim is all of pine except stairs, which are of oak.

COST \$1950.00 not including plumbing, furnace or mantel.

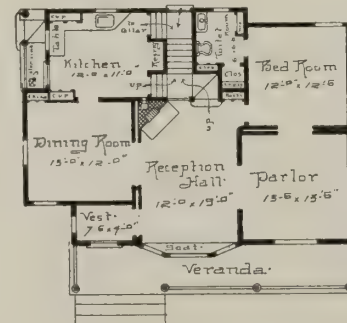
Price of plans, details and specifications is \$30.00.



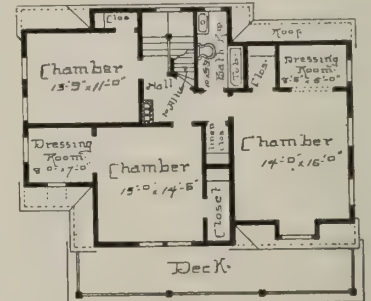
DESIGN B-11.

This house needs a lot of at least 50 feet frontage, but the depth does not matter so much. It is a handsome dwelling with colonial features, and the floor plan is a model of economy of space. The three principal living rooms are in front, the intention being to use the large reception hall, as the principal sitting room of the house. The house is 41 feet wide and 31 feet deep not including the front porch. Cellar, 7 feet deep; first story, 9 feet; second story, 8½ feet. Stone foundation. First story sided; second story, gables and roof shingled. There is a cellar under the whole house with cemented floor and brick division walls. The attic in this dwelling is large enough so that two additional sleeping rooms could be obtained. Oak is used for trim in the hall and four rooms below; pine in the balance of the house.

COST \$2550.00 including the plumbing system, but not including furnace or mantel. Price of plans, details and specifications is \$35.00.



First Floor Plans



Second Floor Plans

When ordering plans from this book please mention Ninth Edition.





DESIGN B—10.

This is one of the types of colonial dwellings with details of a fair degree of elaborateness making a dwelling of the better class. Much depends on the coloring for a good appearance, and the use of shingle stains is necessary for the best effect. The size and shape of the dwelling makes it suitable for erection on a 50 foot lot, and it will make a handsome city or suburban home. The floor plans have the usual number of living rooms, well arranged and of fair size. In this case the library is on the second floor—located there for the sake of privacy, which makes it suitable for those who use this apartment for a study or work room. The house is 33 feet wide and 46½ feet long, not including the front porch. Cellar, 7½ feet deep; first story, 9 feet 9 inches; second story, 8 feet 8 inches. Stone foundation. First story, sided; second story, gables and roofs shingled. There is a cellar under the whole house with cemented floor and brick division walls. The attic is floored but not otherwise finished. Oak is used for trim in the vestibule, hall and three rooms below and pine in the balance of the house.

Price of plans, details and specifications is \$45.00.

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DETAILED ESTIMATE OF COST.

Excavating.....	\$ 25.00
Stone work.....	225.00
Brick work.....	50.00
Cementing cellar.....	50.00
Chimney.....	75.00
Cistern.....	25.00
Lath and plaster.....	275.00
Total Masonry.....	725.00
Coarse lumber.....	475.00
Shop work.....	850.00
Glass.....	125.00
Hardware and nails.....	175.00
Sheet metal work.....	100.00
Painting and finishing.....	200.00
Plumbing.....	275.00
Carpenters' labor.....	600.00
Total.....	\$3525.00

Furnace and mantel are not included in the above estimate.

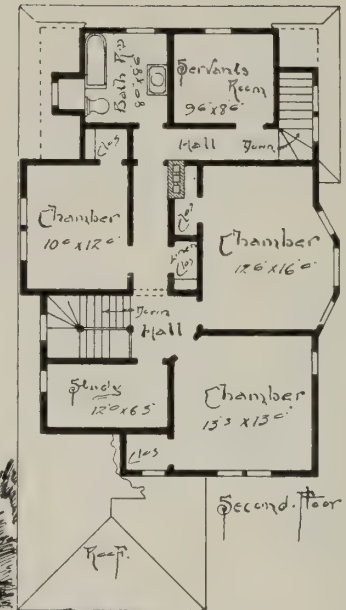
## DESIGN B—14.

This home has a convenient floor plan and a simple yet effective exterior. The strong projections of the cornice, the heavy sided columns and the spacious front porch are the distinctive features of the design. With good coloring the effect will be one of finest elegance. While it is the intention in the present design to use shingles on the second story, yet the house has been built with equally good effect with clapboards above. When this is done the entire exterior except roofs should be painted a single color, ivory white preferred. The building is 31 feet 3 inches wide and 43 feet long not including front porch. Cellar, 7 feet deep; first story, 9 feet; second story, 8 feet. Stone foundation. There is a cellar under the whole house, not divided. Oak is used for trim in the vestibule, hall and three rooms below and pine in the rest of the house.

Cost \$3065.00 not including furnace or mantel.

Price of plans, details and specifications is \$40.00.

The cost of a furnace of sufficient size for this house will be from \$110 which will buy some of the cheaper grades of furnaces with japanned registers, up to \$250 which will purchase a high grade apparatus with nickel plated registers in the principal rooms. These figures are for the apparatus installed.



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DESIGN B—16.

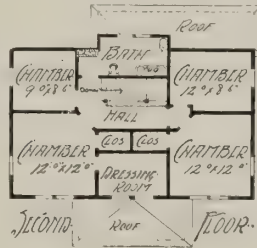
This design shows a good idea in floor arrangement, giving as it does, the principal rooms on the street front. The central hall, too, is a feature of this plan. A combination stairs is used, thus condensing the space given to stairways and in fact economy of both space and material is practiced throughout. The square outline, while not expensive, will present a good appearance. In coloring it is intended to use a dark color up to the bottom of the second story windows, with a lighter color above. This plan is devised for city or village use for people of moderate means who wish to enjoy all modern conveniences. It is  $37\frac{1}{2}$  feet wide by  $27\frac{1}{2}$  feet deep, not including front porch. Cellar, 7 feet deep; first story, 9 feet; second story, 8 feet. Stone foundation. Side walls sided; gables and roof shingled. There is a cellar under the whole house with cemented floor and divided by wood partitions. Pine is used for trim through the whole house except stairs, which are oak.



Cost, \$1950.00.

This figure includes plumbing, \$175; furnace, \$100, and mantel, \$40.

Price of plans, details and specifications is \$30.00.



DESIGN B—22.

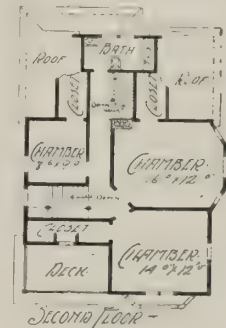
The floor arrangement here given is time tried and has probably been used more than any other combination for medium priced dwellings. It has about all the apartments and conveniences that the average family requires, is easy to care for and is not expensive to build. Its shape makes it suitable for the average building lot and it will appear well in almost any location. Sufficient exterior decoration has been used to relieve it of plainness, without adding greatly to the cost. It is  $29\frac{1}{2}$  feet wide and  $43\frac{1}{2}$  feet long. Cellar, 7 feet; first story, 9 feet; second story, 8 feet. Stone foundation to grade line only, the siding being continued down to this point. Body of house

sided; gables and roof shingled.

There is a cellar under about half of the house, not divided but having room enough for furnace, coal and vegetable rooms. Pine is used for all inside trim, except stairs, which are oak.

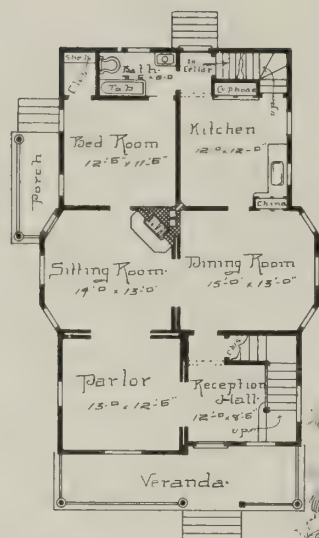
Cost, \$2100.00. This figure does not include plumbing, mantel or furnace.

Price of plans, details and specifications is \$30.00.

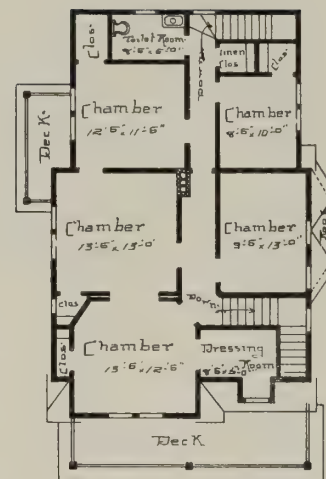


When ordering plans from this book please mention Ninth Edition.





First floor Plan



Second floor Plan

## DESIGN B—17.

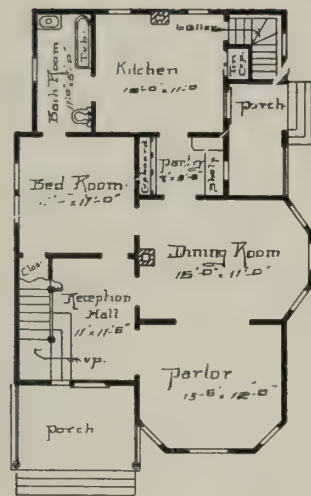
This is a roomy colonial dwelling with a convenient floor plan, well arranged for convenience in living and with both exterior and interior details of some degree of elaborateness. It has a chamber on the first floor which can be used for this purpose or for a library as may be desired. In designing this the idea has been to get a good house in both plan and materials rather than one especially cheap. It is 31 feet wide and 45 feet long, not including porches. Cellar, 7 feet deep; first story, 10 feet; second story, 9 feet. Stone foundation. First story sided; gables and roof shingled. There is a cellar under about two-thirds of the house, giving plenty of room for furnace room, vegetable cellar and coal room. Oak is used for trim in the hall and four rooms below, with pine in the balance of the house.

Price of plans, details and specifications is \$40.00.

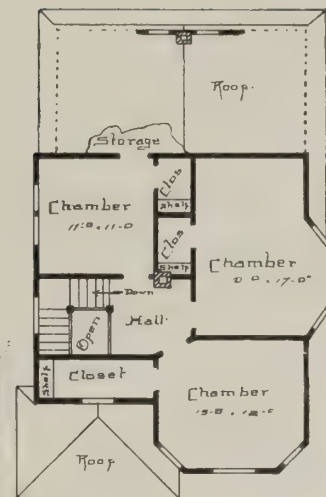
## DETAILED ESTIMATE OF COST.

Excavating.....	\$ 30.00	Shop work.....	800.00
Stone work.....	225.00	Glass.....	100.00
Brick work in cellar.....	35.00	Sheet metal work.....	80.00
Chimney.....	70.00	Plumbing.....	350.00
Cistern.....	25.00	Painting and finishing.....	225.00
Cementing cellar.....	45.00	Hardware and nails.....	150.00
Lathing and plastering.....	250.00	Carpenters' labor.....	550.00
Total Masonry.....	680.00	Total.....	\$3360.00
Coarse lumber.....	425.00	Furnace and mantel not included in the above.	

*When ordering plans from this book please mention Ninth Edition.*



FIRST FLOOR PLAN



SECOND FLOOR PLAN

## DESIGN B 18.

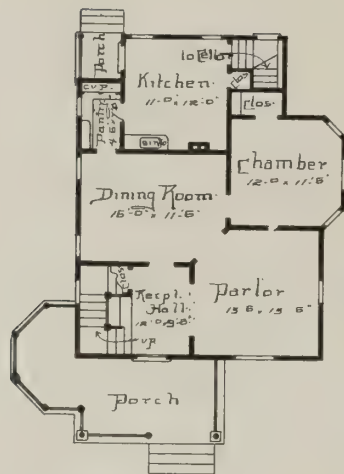
This is a substantial and honest appearing dwelling, with a simple but effective exterior treatment. It is intended for use by people of moderate means who prefer to own a modest home rather than rent a more pretentious one. If the expense is not objected to, it can be made better in many ways. A fire place can be installed in the dining room; the downstairs bed room can be used as a library and the bath room can be put on second floor above the kitchen. A back stairs can be put in at the place now occupied by the bath room and many other betterments made without changing the exterior. It is  $28\frac{1}{2}$  feet wide and 42 feet long. Cellar, 7 feet; first story, 9 feet; second story, 8 feet 6 inches. Stone foundation. Body of house sided, gables and roofs shingled. There is a cemented cellar with earth banks under the back part of house only. Should it be desired to put a furnace in this house, enough cellar room can be easily obtained without extra expense. Pine is used for interior trim throughout the entire house, except the stairs which are oak.

Price of plans, details and specifications is \$30.

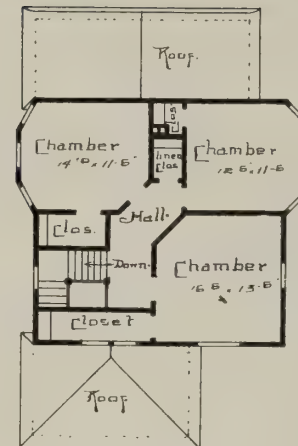
*When ordering plans from this book, please mention Ninth Edition.*

## DETAILED ESTIMATE OF COST.

Excavating.....	\$ 15.00
Stonework.....	150.00
Brick work in cellar.....	25.00
Cementing cellar.....	20.00
Cistern.....	25.00
Chimneys.....	30.00
Lathing and plastering.....	160.00
Total Masonry.....	425.00
Coarse lumber.....	500.00
Shop work.....	500.00
Glass.....	60.00
Sheet metal work.....	30.00
Hardware and nails.....	90.00
Painting and finishing.....	125.00
Plumbing.....	175.00
Carpenters' labor.....	325.00
Total.....	\$2030.00
Furnace not included.	



First floor Plan



Second floor Plan

### DESIGN B—19.

This is another workingman's dwelling in which convenience has been sought for and economy practiced as far as is possible with good construction and a fairly good appearance. To reduce expense the bath room has been omitted, but if so desired one can be easily had in the second story over the kitchen, in which case a change in the arrangement of the closets on the second floor will be necessary in order to provide a passage to the bath. The house has quite a lot of porch room a part of which is uncovered. This part of the porch should be on the shady side of the house. It is 29½ feet wide and 36½ feet long, not including the front porch. Stone foundation. Side walls sided; gables and roofs shingled. There is a cellar under the rear part of the house giving vegetable room only. Cellar has cemented floor and earth banks and is partitioned off from the rest of the basement by a brick wall. Pine is used for interior finish throughout, except the stairs which are of oak.

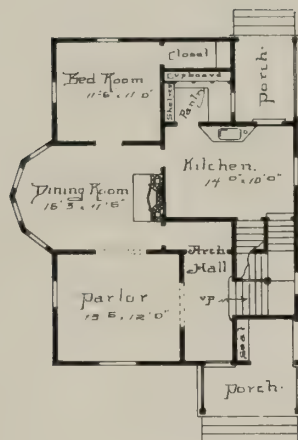
Price of plans, details and specifications is \$25.00.

*When ordering plans from this book please mention Ninth Edition.*

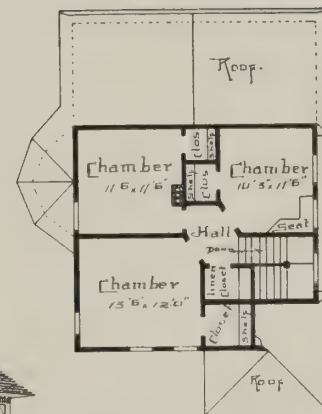
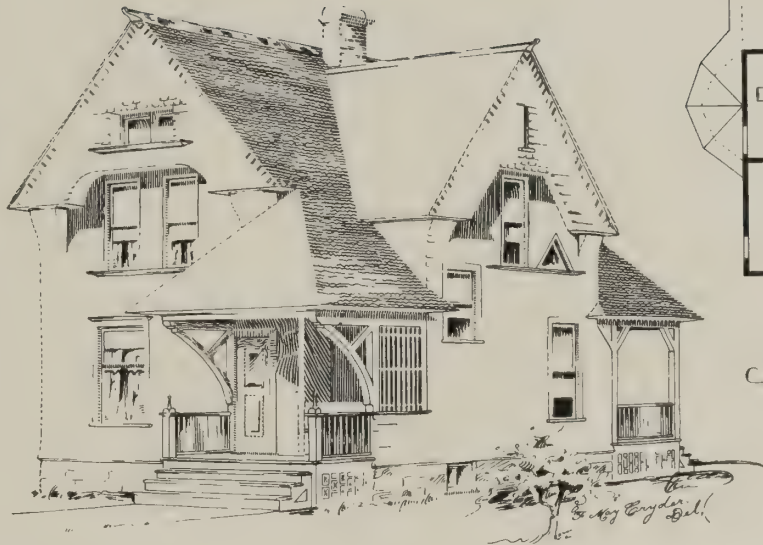
### DETAILED ESTIMATE OF COST.

Excavating .....	\$ 10.00
Stone work .....	120.00
Brick work .....	25.00
Cementing cellar .....	20.00
Cistern .....	25.00
Chimney .....	30.00
Lathing and plastering .....	160.00
Total Masonry .....	390.00
Coarse lumber .....	290.00
Shop work .....	500.00
Glass .....	50.00
Sheet metal work .....	25.00
Hardware and nails .....	75.00
Painting and finishing .....	110.00
Carpenters' labor .....	300.00
Total .....	\$1740.00
No furnace or plumbing included.	





FIRST FLOOR PLAN



SECOND FLOOR PLAN

### DESIGN B-20.

This house is of the same general character as the two preceding. A good appearance, convenience in arrangement and economy of construction have been the ruling ideas in its designing. As in B-19, the bath room has been omitted for economy's sake, but one can easily be obtained over the kitchen. A combination stairway has been used in this design, which gives in effect a back stairway from the kitchen. A fire place has also been put in the dining room. Instead of using columns on the front porch, the roof is supported by heavy brackets, which give a handsome effect to the front. The house is 31½ feet wide and 36½ feet long, not including the front porch. Cellar, 7 feet deep; first story, 9 feet; second story, 8 feet 6 inches. Stone foundation. Body of house sided; gables and roofs shingled. There is a cellar with cemented floor under about two-thirds of the house, with earth banks and brick division walls. In this case a furnace can be installed by simply making the cellar a little larger to provide the necessary coal room. Pine is used for trim throughout the whole house except for front stairs, which are oak.

Price of plans, details and specifications is \$30.00.

*When ordering plans from this book please mention Ninth Edition.*

### DETAILED ESTIMATE OF COST.

Excavating .....	\$ 15.00
Stone work .....	120.00
Brick work .....	30.00
Cementing cellar .....	25.00
Chimney .....	60.00
Cistern .....	25.00
Lathing and plastering .....	155.00
Total Masonry .....	430.00
Coarse lumber .....	300.00
Shop work .....	550.00
Glass .....	60.00
Painting and finishing .....	120.00
Sheet metal work .....	30.00
Hardware and nails .....	80.00
Carpenters' labor .....	350.00
Total .....	\$1920.00

Furnace and plumbing not included in above.



DESIGN B 23.

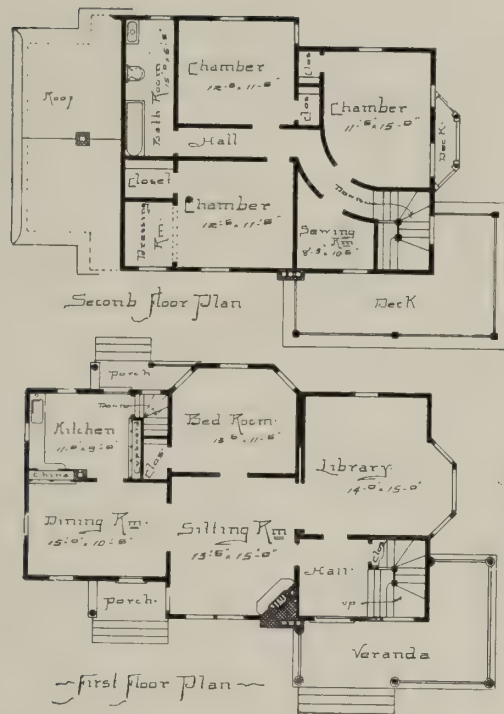
This is an ordinary floor plan, with the exterior designed to show contrasting colors. In the present case siding is used for the whole body of the house, but a good effect can be obtained by using shingles or cement in the gables, or for that matter on the entire second story. There is a good sized porch in front, enclosed by a heavy rail. The house is 33 feet wide and 47½ feet long, not including the front porch. The foundation is stone; the roofs are shingled. There is a cellar under the whole house, divided into two compartments by a brick wall. The cellar has plenty of room and can be still further subdivided if so desired. Oak is used for trim in the hall and four rooms below, with pine in the balance of the house. The details of the interior finish are substantial and good, though not of a high degree of elaborateness. The plumbing system has good fixtures, with all visible piping nickel-plated.

Price of plans, details and specifications is \$40.00.

*When ordering plans from this book please mention Ninth Edition.*

#### DETAILED ESTIMATE OF COST.

Excavating .....	\$ 40.00
Stone work .....	260.00
Brick work .....	40.00
Cementing cellar .....	50.00
Cistern .....	25.00
Chimneys .....	60.00
Lathing and plastering .....	200.00
Total Masonry .....	675.00
Coarse lumber .....	350.00
Shop work .....	800.00
Glass .....	125.00
Hardware and nails .....	125.00
Painting and finishing .....	175.00
Sheet metal work .....	40.00
Plumbing .....	275.00
Carpenters' labor .....	550.00
Total .....	\$3115.00
Furnace not included.	



DESIGN B-25.

This dwelling is intended for erection on a corner lot with the principal street running the long way of the house, which in reality makes the side of the house the principal front. In this design the chimney is the principal decorative feature, and customers making changes in this plan will please bear this in mind and retain the chimney in its present location if possible. For some families a desirable change in this dwelling would be to omit the partition between the sitting room and bed room on first floor, making a single large apartment for a general living room. This would be lighted at both ends and would be a very pleasant room. If this was done it would probably be necessary to rearrange the second floor as another sleeping room would probably be needed. The house is 29 feet wide and 48 feet long, not including porch. Cellar, 7 feet deep; first story, 9 feet 2 inches; second story 8 feet 6 inches. Stone foundation. Body of house sided; gables and roofs shingled. There is a cellar under about two-thirds of the house giving room enough for furnace and vegetable rooms. Pine is used for trim throughout the whole house except stairs which are oak.

Price of plans, details and specifications is \$35.00.

*When ordering plans from this book please mention Ninth Edition,*



DETAILED ESTIMATE OF COST.

Excavating.....	\$ 30.00	Shop work.....	\$ 700.00
Stone work .....	240.00	Glass .....	100.00
Brick work .....	25.00	Sheet metal work.....	75.00
Cementing cellar .....	40.00	Plumbing .....	225.00
Cistern.....	25.00	Painting and finishing .....	150.00
Chimneys.....	100.00	Hardware and nails .....	100.00
Lathing and plastering .....	200.00	Carpenters' labor .....	450.00
Total Masonry.....	660.00	Total.....	\$2760.00
Coarse lumber .....	300.00		

Furnace and mantel not included in the above.





DESIGN B—26.

This is a physician's dwelling having exactly the same exterior as design B—1, but with a floor arrangement designed to facilitate the handling of patients separate from the living apartments. The building is well suited for erection on a corner lot as in that case the entry to the public apartments could be from the side street, and the family rooms from the front. The interior finish is of cheaper wood and of a much less elaborate character than design B—1 which is the reason for the lower cost of the house. For about \$75 more than the estimate the hall and four rooms below could be finished in oak, using a good but not elaborate pattern. The house is 32½ feet wide and 42 feet long. Stone foundation and porch wall and step buttresses. Body of house sided; gables and roofs shingled. There is a cellar under about two-thirds of the house with cemented floor. Cellar is sufficient size for furnace and vegetable rooms. Pine is used for trim throughout, except the stairs which are of oak.

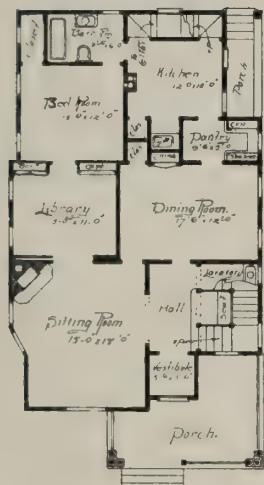
Price of plans, details and specifications is \$35.00.

*When ordering plans from this book please mention Ninth Edition.*

#### DETAILED ESTIMATE OF COST.

Excavating.....	\$ 25.00
Stone work .....	250.00
Brick work .....	30.00
Cementing cellar .....	40.00
Cistern .....	25.00
Chimneys .....	100.00
Lathing and plastering .....	180.00
Total Masonry .....	650.00
Coarse lumber .....	375.00
Shop work .....	650.00
Glass .....	90.00
Sheet metal work .....	40.00
Plumbing.....	175.00
Painting and finishing .....	150.00
Hardware and nails .....	100.00
Carpenters' labor .....	500.00
Total .....	\$2730.00

Furnace not included in the above.



FIRST FLOOR



SECOND FLOOR

DESIGN B—27.

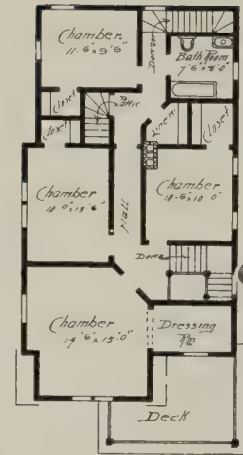
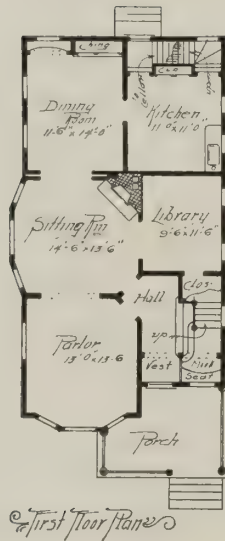
This plan shows a house without a parlor, the sitting room which is of good size being made to do duty for both parlor and sitting room. This room is an especially pleasant room occupying as it does the front of the lot, and giving a street view in two directions. The above cut is made from a photo showing the house as it is actually built at a price slightly below the estimate here given. Both exterior and interior details are of a fairly good character, substantial and artistic building being done throughout. The house is 32 feet wide and 50 feet long not including front porch. Cellar, 7½ feet deep; first story, 9½ feet; second story, 8½ feet. Stone foundation. First story, sided; second story, gables and roofs shingled. There is a cemented cellar under the whole house, divided by brick walls into furnace room, laundry, vegetable room and coal room. Oak is used for trim in the hall and four rooms below, and pine in the balance of the house.

Price of plans, details and specifications is \$45.00.

*When ordering plans from this book please mention Ninth Edition.*

DETAILED ESTIMATE OF COST.

Excavating .....	\$ 40.00	Shop work .....	\$ 850.00
Stone work .....	260.00	Glass .....	125.00
Brick work .....	45.00	Painting and finishing .....	175.00
Cementing cellar .....	45.00	Sheet metal work .....	100.00
Cistern .....	25.00	Hardware and nails .....	175.00
Chimneys .....	100.00	Carpenters' labor .....	475.00
Lathing and plastering .....	220.00	Plumbing .....	350.00
Total Masonry .....	735.00	Furnace .....	200.00
Coarse lumber .....	375.00	Mantel .....	75.00
		Total .....	\$3655.00



DESIGN B—28.

This house is a good appearing roomy, colonial dwelling, suitable for erection on the average city lot. It will accommodate quite a large family with comfort, and is a convenient and comfortable home for a person of moderate means. The exterior and interior details while not elaborate, are yet far from being plain, especially the interior trim of hall and dining room, which are quite ornate. The house is 25½ feet wide and 41½ feet long not including the front porch. Cellar, 7 feet deep; first story, 9 feet 6 inches; second story, 8 feet 4 inches. Stone foundation. Body of house sided, gables and roofs shingled. There is a cemented cellar under the whole house, divided by wood partitions into three rooms. The attic is floored but not otherwise finished. Oak is used for trim in the hall and four rooms below and pine in the balance of the house.

Price of plans, details and specifications is \$40.00.

#### DETAILED ESTIMATE OF COST.

Excavating.....	\$ 25.00	Shop work .....	750.00
Stone work .....	240.00	Glass .....	100.00
Brick work .....	30.00	Hardware and nails .....	130.00
Cementing cellar .....	40.00	Sheet metal work .....	60.00
Chimneys .....	70.00	Painting and finishing .....	175.00
Lathing and plastering ..	200.00	Carpenters' labor .....	500.00
Cistern .....	25.00	Plumbing.....	225.00
Total Masonry.....	630.00	Furnace .....	175.00
Coarse lumber .....	325.00	Mantel .....	75.00
		Total.....	\$3145.00

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DESIGN B-29.

The problem sought to be solved in this design, is how to get the most possible room at the least possible cost, at the same time complying with the requirements of good building and a good appearance. For reasons of economy an enclosed stairs has been used and inexpensive details have been employed wherever possible. If the expense is not objected to the house can be made better in many ways, such as the addition of a fire place, the use of hard wood for trim, the insertion of sliding doors where openings are shown, etc. The house has the two principal rooms in front, which many persons prefer to any other arrangement. The size is 30 feet wide by 46 feet long, not including porch. Cellar, 7 feet deep; first story, 9 feet; second story, 8 feet. Stone foundation; body of house sided; gables and roofs shingled. There is a cellar under the whole house, with cemented floor, but it is not divided. There is plenty of room in this cellar for all ordinary requirements. The inside trim is all of pine.

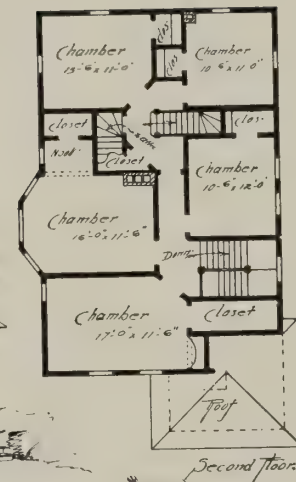
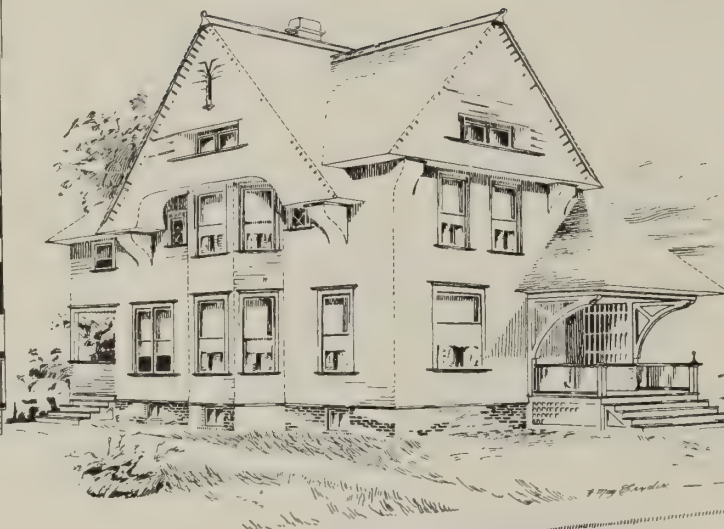
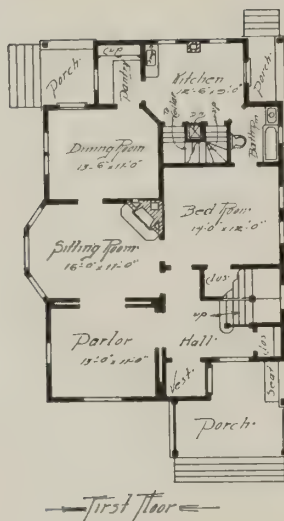
Price of plans, details and specifications is \$30.00.

#### DETAILED ESTIMATE OF COST.

Excavating .....	\$ 20.00
Stone work .....	200.00
Chimneys .....	50.00
Cementing cellar .....	45.00
Cistern .....	25.00
Lath and plaster .....	180.00
Total Masonry .....	520.00
Coarse lumber .....	300.00
Shop work .....	600.00
Glass .....	70.00
Hardware and nails .....	95.00
Painting and finishing .....	150.00
Carpenters' labor .....	425.00
Total .....	\$2155.00

Furnace and plumbing are not included in the above estimate.

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### DESIGN B—32.

This plan is a study in the matter of economy of space. The rooms are of fair size, many in number and the exterior while not costly or elaborate, is substantial and rich appearing, and the appearance will be good wherever built. It is suited for erection on either a corner or an inside lot, and is provided with every convenience for comfortable living. The house is  $31\frac{1}{2}$  feet wide and  $41\frac{1}{2}$  feet long, not including the front porch. Cellar, 7 feet deep; first story, 9 feet; second story, 8 feet. Brick foundation. Body of house sided; gables and roofs shingled. There is a cellar under the whole house, not divided but which has plenty of room for all apartments needed to be placed in a cellar. The attic is floored but is not otherwise finished. The interior finish is all of pine except the stairs, which are of oak.

Price of plans, details and specifications is \$40.00.

### DETAILED ESTIMATE OF COST.

Excavating .....	\$ 25.00
Brick work .....	240.00
Cementing cellar .....	50.00
Chimneys .....	110.00
Cistern .....	25.00
Lath and plaster .....	240.00
Total Masonry .....	690.00
Coarse lumber .....	325.00
Shop work .....	700.00
Glass .....	125.00
Hardware and nails .....	140.00
Painting and finishing .....	160.00
Carpenters' labor .....	500.00
Plumbing .....	225.00
Furnace .....	175.00
Mantel .....	50.00
Total .....	\$3090.00

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DESIGN B—34.

In this plan the effort has been to limit cost as much as is possible consistent with good construction and appearance, and at the same time get the necessary accommodations for the average family. By its shape it is well suited for erection on a city lot and it is a good looking dwelling, modern in design. It is 27 1/2 feet wide and 38 feet long, not including the front porch. Cellar, 7 feet deep; first story, 9 feet; second story, 8 feet. Stone foundation. All exterior covering is



siding except the roofs, which are shingled. There is a cemented cellar with earth banks under the back part of the house only. There is a stairs to attic but the attic is not finished. Pine is used for trim throughout the whole house except the stairs, which are of oak.

Cost, \$1735.00. The estimate does not include either plumbing or heating.

Price of plans, details and specifications is \$28.00.



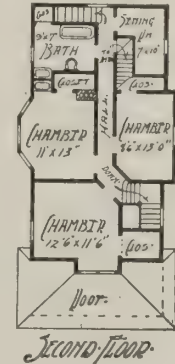
DESIGN B—38.

This is a city dwelling intended for use on narrow lots. It has rooms enough for the ordinary family, and the appearance is pleasing. Being especially designed for city use the front is made more elaborate than the sides, as it is to be expected that it will be located on closely built up streets. The interior details are of a fairly good character and it will make a comfortable home for a person of

moderate means. The width is 24 feet, the length is 41 feet. Cellar, 7 feet deep. First story, 9 1/2 feet; second story, 8 feet. Stone foundation. Body of house sided; gables and roofs shingled. There is a cellar under the whole house divided by wood partitions into three rooms. Attic floored but not otherwise finished. Oak is used for trim in the hall and three rooms below; balance of house finished with pine.

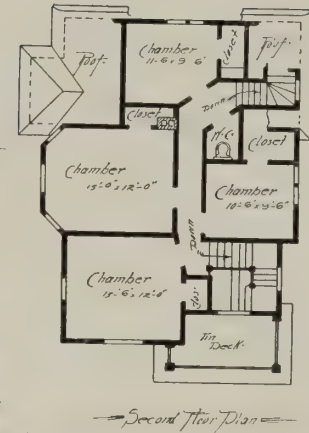
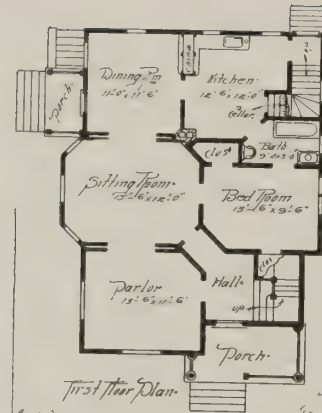
Cost, \$2450.00. This estimate includes plumbing but does not include mantel or furnace.

Price of plans, details and specifications is \$30.00.



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DESIGN B-35.

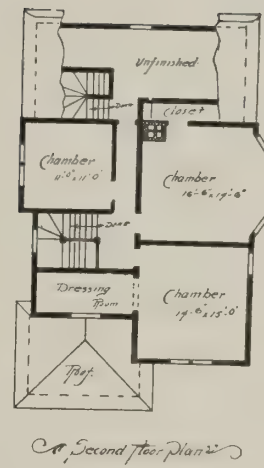
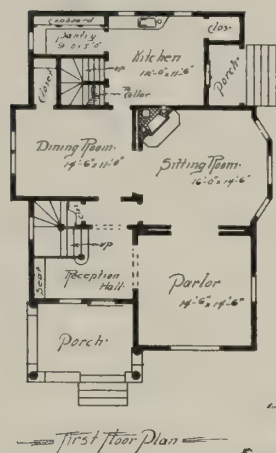
This dwelling is another example of what can be done in the way of producing a fairly roomy and convenient dwelling at a reasonable cost. The details are neat but not costly or elaborate, and the construction is good throughout. If a little more money can be spent, a fire-place can be added, a larger porch used and the interior trim can be made of better wood, thus making a better house in every way. The house can be built on quite a small lot, yet notwithstanding this, economy of space has been so practiced that the house will accommodate quite a large family. It is 30½ feet wide and 37½ feet long not including front porch. Cellar, 7 feet; first story, 9 feet; second story, 8½ feet. Stone foundation. Body of house sided; gables and roofs shingled. There is a cellar under the whole house, not divided. For economy's sake the wall does not go to the cellar bottom, but earth banks are used. Both banks and floor are cemented. Attic is not used or finished. Pine is used for trim throughout, except stairs, which are oak.

Price of plans, details and specifications is \$30.00.

DETAILED ESTIMATE OF COST.

Excavating.....	\$ 20.00
Stone work.....	140.00
Chimney.....	50.00
Cementing cellar.....	45.00
Cistern.....	25.00
Lath and plaster.....	180.00
Total Masonry.....	460.00
Coarse lumber.....	300.00
Shop work.....	600.00
Glass.....	65.00
Hardware and nails.....	90.00
Sheet metal work.....	50.00
Painting and finishing.....	120.00
Carpenters' labor.....	350.00
Plumbing.....	200.00
Hot air furnace.....	140.00
Total.....	\$2375.00

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DESIGN B—37.

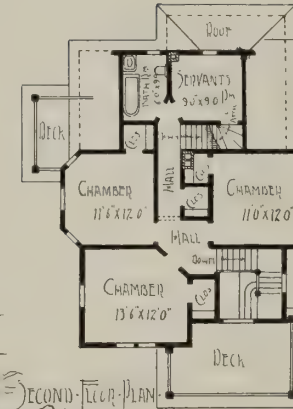
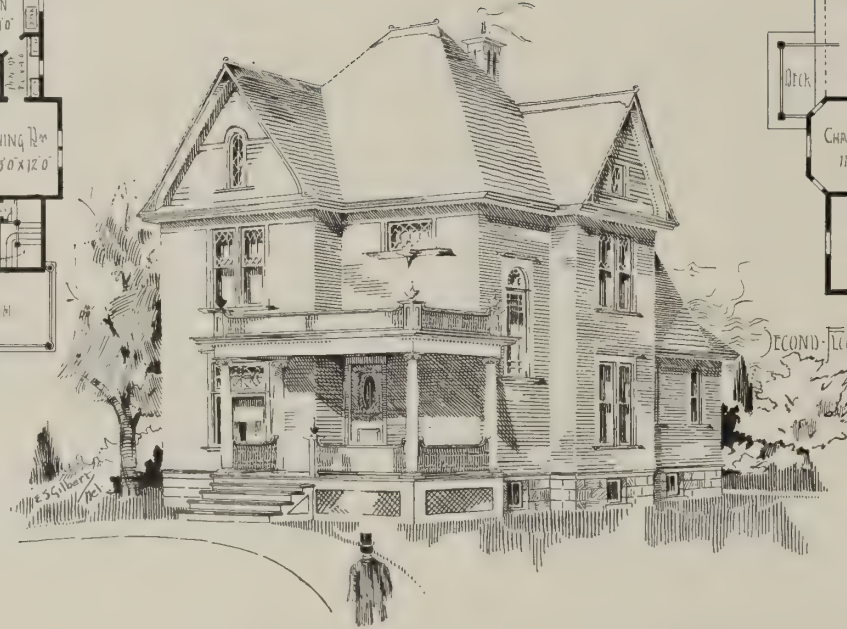
Simplicity is the ruling idea in the designing of this dwelling. There are but few ornamental features employed, the house getting its good appearance from its outline alone. The heavy sided brackets, strong projections and large porch columns are about all the parts of detail used that are not absolute necessities. As this house was originally intended for use where there is no water supply, a bath room was not used. There is plenty of room for one, however, over the kitchen, where it can be installed at small cost. The house is 32 feet wide and 43 feet long, not including the front porch. Cellar, 7 feet deep; first story, 9 feet; second story, 8 feet. Stone foundation. Body of house sided; gables and roof shingled. There is a cellar under the whole house, not divided, but with plenty of room for all needed cellar compartments. The attic is not finished. Oak is used for trim in the hall and three rooms below, balance of inside trim is pine.

Price of plans, details and specifications is \$30.00.

*When ordering plans from this book please mention Ninth Edition.*

DETAILED ESTIMATE OF COST.

Excavating.....	\$ 20.00
Stone work.....	230.00
Cementing cellar.....	40.00
Chimney.....	70.00
Cistern.....	25.00
Lath and plaster.....	160.00
<b>Total Masonry.....</b>	<b>545.00</b>
Coarse lumber.....	275.00
Shop work.....	550.00
Glass.....	60.00
Hardware and nails.....	90.00
Sheet metal work.....	40.00
Painting and finishing.....	110.00
Carpenters' labor.....	325.00
Furnace.....	140.00
Mantel.....	50.00
<b>Total.....</b>	<b>\$2185.00</b>



DESIGN B-39.

This building has a good floor plan, well suited to the needs of the average household. The details both outside and inside are better than the ordinary without being extravagant or greatly expensive. It will accommodate quite a large family with comfort, and has most modern conveniences. It is well suited for erection on either a corner or an inside lot, and will appear well in almost any location. It is 31 feet wide and 42½ feet long, not including the front porch. Cellar, 7½ feet deep; first story, 9½ feet; second story, 8 feet 4 inches. Stone foundation. Body of house sided; gables and roofs shingled. There is a cellar under the whole house, divided by wood partitions into laundry, furnace and vegetable rooms. The attic is floored but not otherwise finished. Oak is used for trim in the hall and four rooms below, balance of interior finish is pine.

Price of plans, details and specifications is \$40.00.

*When ordering plans from this book please mention Ninth Edition.*

DETAILED ESTIMATE OF COST.

Excavating.....	\$ 25.00
Stone work .....	225.00
Brick work .....	30.00
Cistern.....	25.00
Cementing cellar.....	45.00
Chimneys.....	90.00
Lathing and plastering .....	170.00
Total Masonry .....	610.00
Coarse lumber.....	350.00
Shop work .....	750.00
Glass .....	70.00
Sheet metal work .....	65.00
Hardware and nails.....	125.00
Painting and finishing.....	150.00
Carpenters' labor.....	450.00
Plumbing.....	225.00
Furnace .....	160.00
Mantel .....	60.00
Total.....	\$3015.00





DESIGN B 40.

This home has a central hall arrangement. This hall is of good size and is well finished, but it is not intended as one of the living rooms of the house. It forms a broad and spacious connection with the two principal rooms and is valuable for the good effect it produces on entering. The house is not large nor costly to build, and will make a handsome and convenient home at a reasonable cost. At a cost of about \$100 more, the large openings from hall to sitting room and dining room could be made much better, and would add greatly to the inside finish. It is 36 feet wide and 24 feet deep, not including front porch. There is a cellar under the whole house divided into three rooms. Pine is used for trim throughout,

except stairs which are oak.

COST, \$2070.00.

The above figure includes plumbing, \$225; furnace, \$110, and mantel, \$45.

Price of plans, details and specifications is \$30.00.



When ordering plans from this book please mention Ninth Edition.



DESIGN B—44.

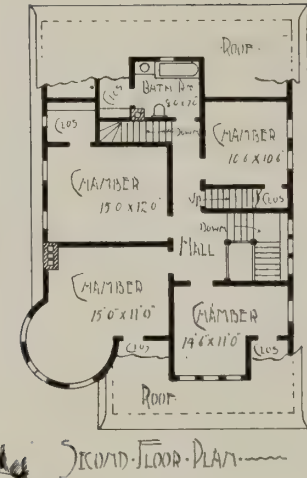
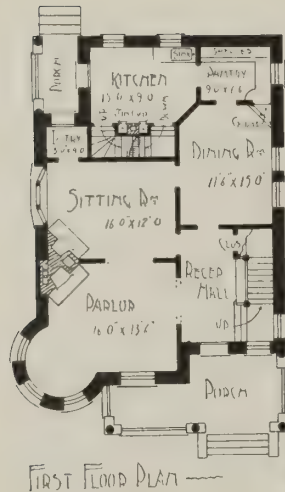
This design is another low cost dwelling having a considerable amount of room with many conveniences drawn and detailed in such a way that it can be built at a very reasonable cost. Every requirement for an average family is provided and to those to whom economy is necessary, a study of this plan is invited. It is fitted for either a corner or an inside lot, and the appearance is

substantial and good. It is 30 feet wide and 46 feet long, not including front porch. Cellar, 7 feet deep; first story, 9 feet; second story, 8 feet. Stone foundation. Body of house sided; gables and roof shingled. There is a cellar under the whole house divided into three rooms. The inside trim is all of pine except the stairs, which are oak.

COST, \$2250.00 complete, including plumbing, furnace and mantel.

Price of plans, details and specifications is \$30.00.





### DESIGN B—41.

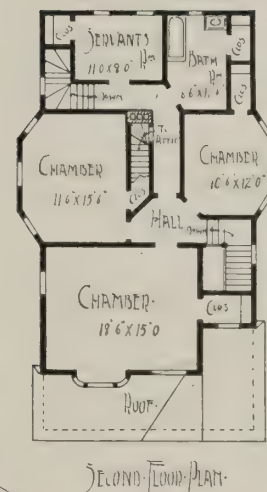
This is a picturesque stone and shingled dwelling with a handsome exterior and a convenient floor plan. The details both outside and inside are pretty good in both quality and pattern. If ordinary field stone are easy to get, this dwelling can be built at a reasonable price, and the comforts and conveniences of the house are equal to those of many more pretentious structures. In considering the cost, however, the customer should ascertain the cost of stone in his locality, as it cuts quite a figure in the total cost. In the estimate the basis of figuring is \$6.00 per cord for the rough stone delivered on the ground. The house is 34 feet wide and 46 feet long, not including the front porch. Cellar, 7 feet deep; first story, 9 feet; second story, 8 feet. Foundation and first story are of stone with cut stone trimmings. Second story gables and roofs are shingled. There is a cemented cellar under the whole house divided by wood partitions into three rooms. The attic is floored, but is not otherwise finished. Oak is used for trim in the hall and three rooms below and pine in the balance of the house.

Price of plans, details and specifications is \$40.00.

*When ordering plans from this book please mention Ninth Edition.*

### DETAILED ESTIMATE OF COST.

Excavating.....	\$ 25.00
Stone work.....	750.00
Brick work.....	40.00
Cut stone.....	75.00
Cistern.....	25.00
Chimneys.....	125.00
Cementing cellar.....	45.00
Lathing and plastering.....	160.00
Total Masonry.....	1245.00
Coarse lumber.....	300.00
Shop work.....	650.00
Glass.....	90.00
Sheet metal work.....	70.00
Hardware and nails.....	110.00
Painting and finishing.....	110.00
Carpenters' labor.....	450.00
Plumbing.....	225.00
Furnace.....	150.00
Mantel.....	60.00
Total.....	\$3460.00



DESIGN B-42.

While the exterior treatment of this house is simple, it is rich to a degree that cannot be obtained by the use of superfluous decorative features. The house gets its good appearance from its outline, from the substantial and commodious front porch, but most of all from its heavy and well molded cornices and with its strong projections. The rooms are of good size, well arranged and sufficient in number for the average household. It is intended to paint the entire house an ivory white, using this single color for everything except the porch floors. It is 30 feet wide and 44 feet long, not including the front porch. Cellar, 7½ feet; first story, 9 feet 8 inches; second story, 9 feet. Stone foundation. Siding is used for exterior covering entirely except the roofs which are shingled. There is a cellar under the whole house, with cemented floor, divided by brick walls into laundry, furnace and vegetable rooms. Attic is floored but is not otherwise finished. Oak is used for trim in the vestibule, hall and three rooms below and pine in the balance of the house.

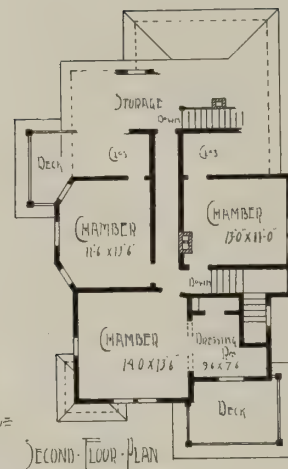
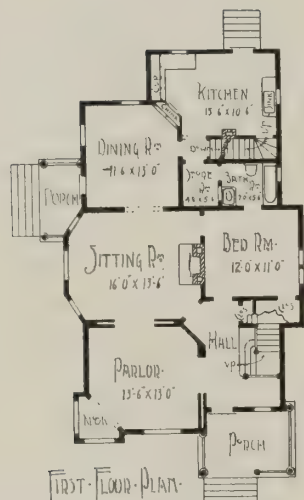
Price of plans, details and specifications is \$40.00.

DETAILED ESTIMATE OF COST.

Excavating .....	\$ 25.00	Shop work .....	\$ 700.00
Stone work .....	250.00	Glass .....	70.00
Brick work .....	40.00	Hardware and nails .....	140.00
Cistern .....	25.00	Sheet metal work .....	70.00
Cementing cellar .....	45.00	Painting and finishing .....	160.00
Chimney .....	90.00	Carpenters' labor .....	500.00
Lathing and plastering .....	190.00	Plumbing .....	225.00
Total Masonry .....	665.00	Furnace .....	150.00
Coarse lumber .....	325.00	Mantel .....	50.00
		Total .....	\$3055.00

*When ordering plans from this book please mention Ninth Edition.*





DESIGN B—43.

This dwelling has an ordinary floor plan, the arrangement of rooms of which has probably been used more than any other. In the present design a more elaborate exterior has been used than is usual and the inside trim has been made better in many ways. The stairs especially, are quite well finished. The house is 30 feet wide and 50 feet long, not including the projecting porches. Stone foundation. Cellar, 7 feet deep; first story, 9 feet 6 inches; second story, 8 feet. Siding is used for exterior covering except the gables and roofs, which are shingled. There is a cemented cellar under the whole house, divided by wood partitions into laundry, furnace and vegetable rooms. Attic is not used and is unfinished. Oak is used for trim in the hall and four rooms below and pine in the balance of the house. Should it be desired to use the first story bed-room for a library, the bath can be moved to the second story over the kitchen, and a servant's bed room can be obtained in this part of the house also.

Price of plans, details and specifications is \$40.00.

#### DETAILED ESTIMATE OF COST.

Excavating .....	\$ 25.00	Shop work .....	\$ 725.00
Stone work .....	260.00	Glass .....	70.00
Brick wall in cellar .....	40.00	Sheet metal work .....	80.00
Cistern .....	25.00	Hardware and nails .....	130.00
Cementing cellar .....	45.00	Painting and finishing .....	150.00
Chimneys .....	110.00	Carpenters' labor .....	500.00
Lath and plaster .....	180.00	Plumbing .....	200.00
Total Masonry .....	685.00	Furnace .....	140.00
Coarse lumber .....	325.00	Mantel .....	50.00
		Total .....	\$3055.00

*When ordering plans from this book please mention Ninth Edition.*



DESIGN B-45.



DESIGN B-46.

This house is a low priced dwelling, in which for the sake of economy the hall and hall stairs have been omitted and an enclosed stairs used. The house has every convenience for comfortable living. It is 30½ feet wide and 40 feet long. There is a cellar under the whole house, with cemented floor and earth banks. Pine is used for inside trim throughout.

Cost, complete, including plumbing, mantel and furnace is \$2230.00.

Price of plans, details and specifications is \$30.00.

*When ordering plans from this book please mention Ninth Edition.*

### DESIGN B-45.

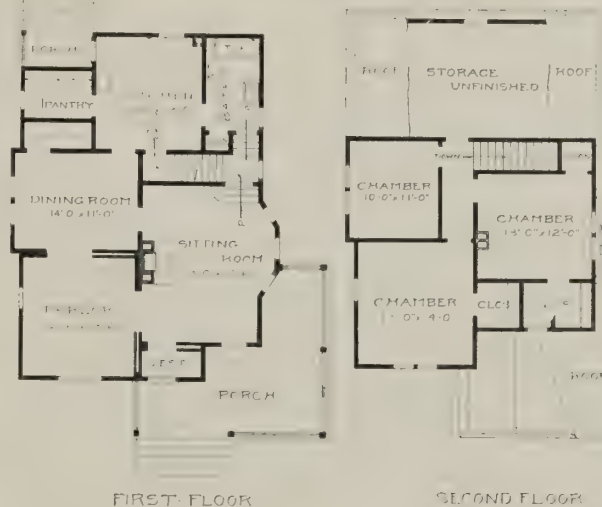
This house has the same general floor arrangement as the preceding plan, but it is larger and better and has more rooms. The accompanying cut is from a photo of the house as it has been actually built at a less price than the estimate given. The house has been built a number of times and in every case the owners express the greatest satisfaction with it. It is very well fitted for a corner lot, has a commanding appearance without being "fussy," and makes in every way a desirable home. The rooms are all of good size, and there are enough of them to care for a good sized family. The house is 32 feet wide and 46½ feet long, not including porch projections. Cellar, 7½ feet; first story, 10 feet; second story, 9 feet. Stone foundation. Body of house sided; gables and roofs shingled. There is a cemented cellar under the whole house, with brick division walls. The attic is floored but not otherwise finished. Oak is used for trim in the hall and four rooms below; balance of trim, ash.

Cost, complete, including furnace, mantel and a good system of hot and cold water plumbing, \$3325.00.

Price of plans, details and specifications is \$40.00.



DESIGN B 46.



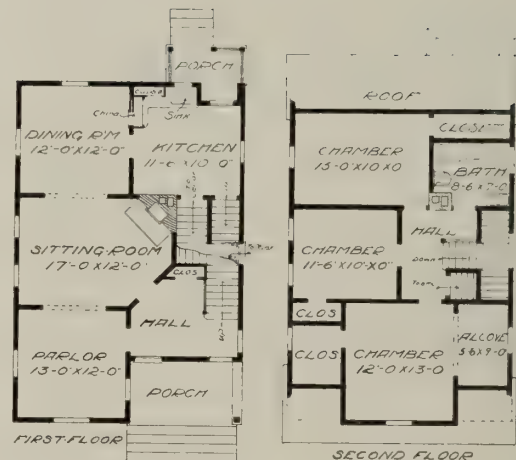


### DESIGN B 47.

Designs B-47, B-48, B-49, B-50 and B-51 are houses having nearly the same floor plans but with different exteriors. The fact that each of these houses has been built, and some of them many times, shows with what general favor the floor arrangement has been received. They are all complete in every way and fitted with all modern conveniences. The cellars extend under the whole house, divided by wood partitions into three rooms. Oak is used for trim in the hall and three rooms below, with pine in the balance of the house. Attic is floored but is not otherwise finished. The plumbing systems are hot and cold water, and include laundry tubs in the cellars.

Cost of B-47 complete, including plumbing, furnace and mantel is \$2195.00.

Price of plans, details and specifications is \$30.00.



### DESIGN B—48.

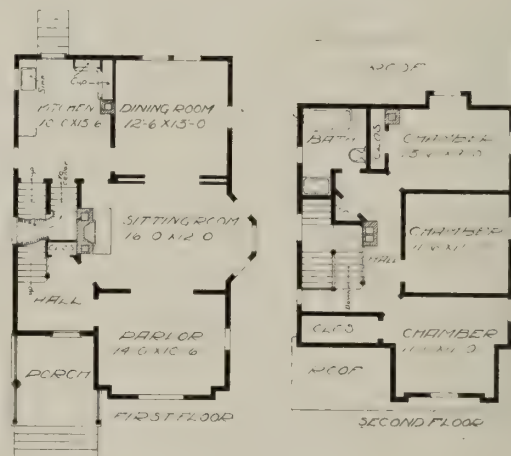
See reading matter for B-47.

This house has a floor plan similar to B-47, but is a little cheaper to build on account of its being a little less elaborate as to exterior. It has almost exactly the same accommodations as B-47, and is finished in a like manner. The size of the house is 25 feet wide and 38 feet long, not including the bay in the sitting room or the projecting part of the front porch. There is a stairs leading to attic that is not shown on the plan.

Cost, complete, including plumbing, furnace and mantel is \$2140.00.

Price of plans, details and specifications is \$30.00.

*When ordering plans from this book please mention Ninth Edition.*







### DESIGN B—49.

See reading matter for B-47.

This house has a different exterior from B-47 and changes from that floor plan as follows: The first story hall is about three feet larger. The porch is larger and the porch columns stand on stone bases. The second story has one more sleeping room. These changes account for the increase of cost given below. Aside from the above, accommodations, trim and general character are the same as in B-47.

Cost, complete, including furnace, plumbing and mantel is \$2,300.

Price of plans, details and specifications is \$30.00.



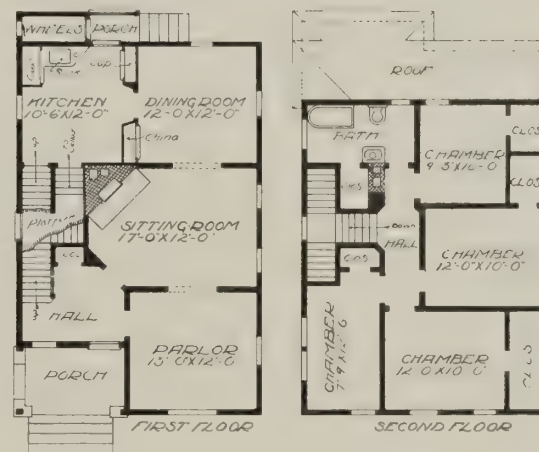
### DESIGN B—50.

See reading matter for B-47.

Notwithstanding that this house has one more chamber than B-47, and also a place for bicycles in the rear, it is quite a little cheaper than that house. The saving is made by using a cheaper exterior, simpler details, and by using a stone foundation that extends only 6 inches above the ground—the wood work extending down to this point. We regard this house as showing the cheapest possible way that this amount of room can be had and do substantial building.

Cost, complete, including plumbing, furnace and mantel is \$2,050.

Price of plans, details and specifications is \$30.00.



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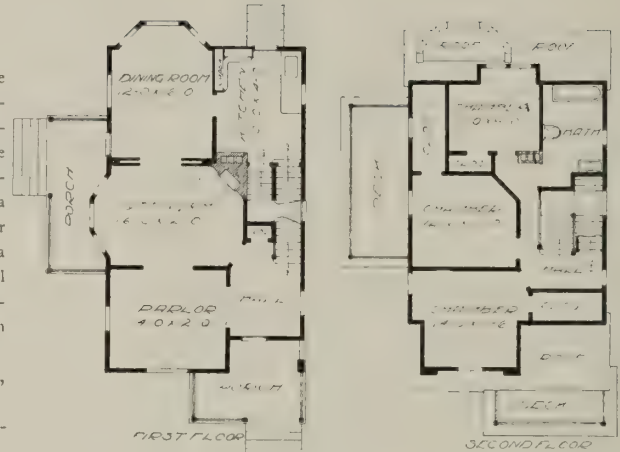
### DESIGN B—51.

See reading matter for B-47.

This house is in effect the same as B-48 which has been fitted for a corner lot. The second floor arrangement has been changed a little, but the house has practically the same accommodations as B-48. The addition of a porch on the side, the bay at the rear of the dining room and the making of a larger front porch explain the additional cost given in the estimate. The accommodations and trim are the same as in B-48.

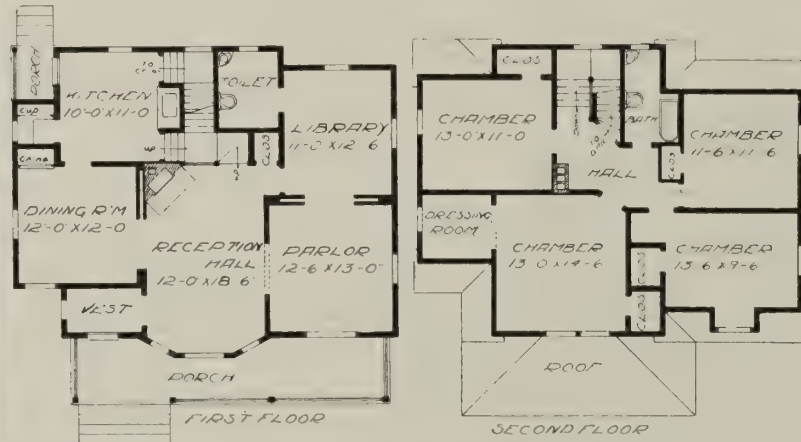
Cost complete, including plumbing, furnace and mantel, is \$2,275.00.

Price of plans, details and specifications is \$30.00.



### DESIGN B 52.

This house was designed to meet the demand for a house having the same floor plans as B-11 but which could be built at a less cost. In accordance with this idea all costly ornamental features have been omitted, and everything consistent with good building has been done to limit cost. Stone



foundation. Cellar under the whole house with earth banks. Pine is used for interior trim throughout. Attic floored but not otherwise finished. A detailed estimate of this cost, or any desired information, will be promptly furnished.

Cost, \$2,270.00 complete, including furnace, mantel and plumbing. Price of plans, details and specifications is \$30.00.

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DESIGN B—53.

This house has been built many times in almost every part of the country. The arrangement pleases those who desire a "full set" of rooms and a bed room on the ground floor. It is capable of being made better in many ways if the cost is not objected to, and the exterior is of such a character that additions can be made without in any way detracting from the good appearance of the house. In the present design economy has been practiced as far as it can be and do good building, and obtain a comfortable and convenient house. Shingle stains are necessary to this design to obtain the best color effect. The house is 26 feet wide and 47½ feet long. Cellar, 7 feet deep; first story, 9 feet; second story, 8 feet. Stone foundation. First story sided; second story gables and roofs shingled. There is a cemented cellar under the whole house. Cellar has earth banks and is not divided. Pine is used for trim throughout the entire house, except the stairs, which are of oak.

Price of plans, details and specifications is \$35.00.

*When ordering plans from this book please mention Ninth Edition.*



First Floor Plan.

Second Floor Plan.

#### DETAILED ESTIMATE OF COST.

Excavating.....	\$ 25.00
Stone work.....	140.00
Cementing cellar.....	35.00
Chimneys.....	60.00
Cistern.....	25.00
Lath and plaster.....	170.00
Total Masonry.....	455.00
Coarse lumber.....	300.00
Shop work.....	650.00
Glass.....	40.00
Sheet metal work.....	35.00
Painting and finishing.....	115.00
Hardware and nails.....	100.00
Carpenters' labor.....	375.00
Plumbing.....	200.00
Total.....	\$2265.00

A furnace is not included in the above estimate.





### DESIGN B -54.

This is a handsome little colonial dwelling in which every foot of room is utilized. The rooms are of good size and notwithstanding the house is not large, the floor plan is such that it will care for a good sized family. It is 33 feet by 32 feet in size, not including porches. There is a cellar under the whole house. Stone foundation. Oak is used for trim in three rooms below and pine in the balance of the house. For those desiring a dwelling giving substantial comfort and



convenience, combined with a good appearance, we respectfully ask a study of this dwelling.

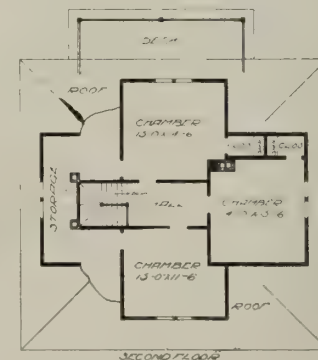
Cost, complete, including a furnace and plumbing system, is \$2380.00.

Price of plans, details and specifications is \$30.00.



### DESIGN B—55.

This house was designed for the use of a family who wish to live principally on the ground floor, using the second floor chambers for a reserve and who also wish an office or study below having an outside entrance. This dwelling could be easily adapted for physicians' use and is well designed for those who do business at home. It is not an expensive house to build, economy being practiced wherever possible. It is 42 feet by 38 feet in size. Stone foundation. First story, 9½ feet; second story, 8 feet 3 inches. There is a cellar under the whole house with brick division wall. Pine is used for trim throughout the whole house.



Cost, including furnace, mantel and a limited system of plumbing is \$2525.00.

Price of plans, details and specifications is \$35.00.

*When ordering plans from this book, please mention Ninth Edition.*



## DESIGN B-56.

This is a physician's dwelling, provided with every convenience for the efficient handling of patients as well as living apartments for a good sized family. The public apartments can be used entirely separate from the living rooms, and including the dispensary, comprise four rooms. The living apartments are of fair size and well arranged and the house is fitted with every convenience that can be had at a reasonable cost. It is 39½ feet wide and 41 feet deep, exclusive of porches. Cellar, 7 feet deep; first story, 9 feet; second story, 8 feet. Stone foundation. Cellar under the whole house divided by wood partitions. Oak is used for trim in the hall and four rooms below; pine in the balance of the house.

Cost, complete, including furnace, plumbing and mantel, \$3140.00.

Price of plans, details and specifications is \$40.00.



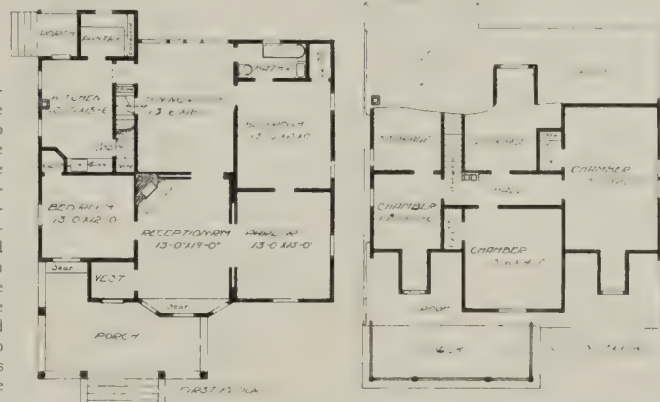
## DESIGN B-57.

This house is designed for a large family who wish to live entirely on the ground floor. The finishing of the second floor is not included in the estimate and the second floor plan is given here for the purpose of showing how the room can be utilized if it is desired so to do. The house has a good appearance and is convenient and comfortable.

By a slight re-drawing of the floor plans one of the first floor bed rooms can be used for a hall, with the stairs therein, which will make the second floor more accessible and well fitted for general use. The house is 41½ feet wide and 43 feet deep. Cellar, 7 feet deep; first story, 10 feet; second story, 8 feet. Brick foundation. There is a cellar under about half of the house. Pine is used for interior trim throughout.

Cost, complete, including furnace, mantel and plumbing system, is \$2485.00.

Price of plans, details and specifications is \$30.00.



*When ordering plans from this book please mention Ninth Edition.*

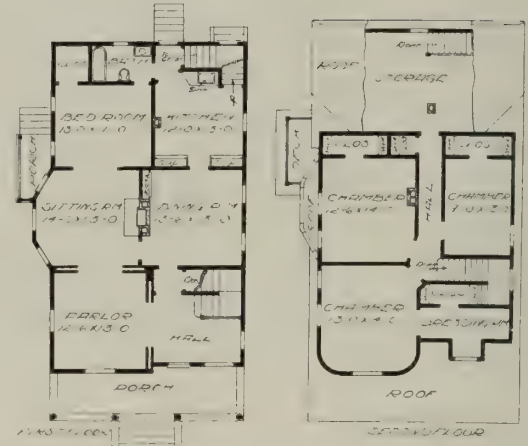


DESIGN B—58.

This dwelling has a common floor plan but with a new exterior. It is not expensive to build and it has a good appearance. It is 29 feet wide and 51½ feet long including front porch. Cellar is 7 feet deep; first story, 9 feet; second story, 8 feet. There is a cellar under the whole house, not divided. Cellar has earth shelves and cemented floor. Pine is used for trim throughout except the front stairs, which are oak. As all above the first story of this house is shingled, shingle stains are very necessary to the proper coloring.

COST, complete, including plumbing, furnace and mantel is \$2345.00.

Price of plans, details and specifications is \$30.00.

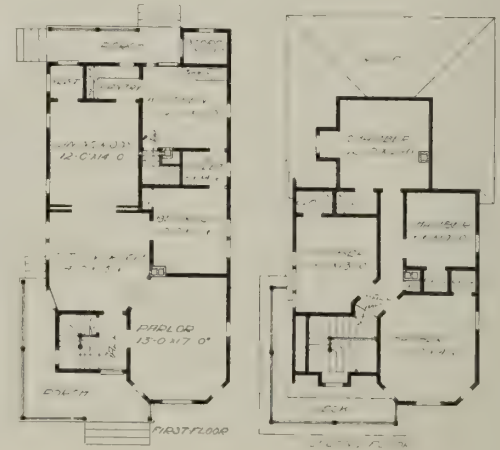


DESIGN B—59.

This dwelling has a popular floor plan and a pleasing exterior. It will care for a large family with comfort and is fitted for erection on either a corner or an inside lot. In this case it is intended to heat the house with stoves, and no plumbing system is contemplated. The house is 25½ feet wide and 51 feet long, not including front porch. Cellar is 7 feet deep; first story, 9 feet; second story, 8 feet. There is a cellar under about half of the house with cemented floor and earth banks. No use is made of the attic. Pine is used for interior trim throughout. Should it be desired to install a furnace and a plumbing system, the house is fitted for it and it can easily be done.

COST, not including plumbing or furnace, is \$1850.00.

Price of plans, details and specifications, is \$25.00.



*When ordering plans from this book please mention Ninth Edition.*





### DESIGN B—60.

This dwelling has an exterior similar to B-42, but with a floor plan giving greater accommodations without increase in cost. The house is complete in every way and will make a desirable home. It is 30 feet wide and 46 feet long, not including front porch. Cellar, 7 feet deep; first story, 9 feet 8 inches; second story, 8 feet. There is a cellar under the whole house, with cemented floor and divided by wood partitions into three rooms. The attic is floored but not otherwise finished. Oak is used for trim in the hall and four rooms below, and pine in the balance of the house.

Cost, complete, including furnace and plumbing, is \$2840.00.

Price of plans, details and specifications is \$35.00.



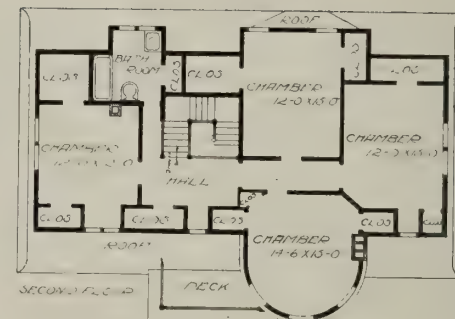
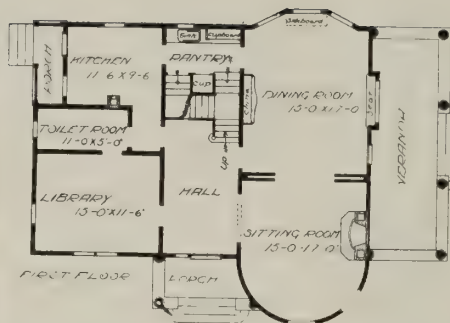
### DESIGN B—61.

This dwelling is desired for farm use where it is desired to house the greatest number of people at the lowest cost. Everything consistent with good building has been done to limit cost. The house is 39½ feet wide and 36½ feet deep, not including the front porch. Cellar, 7 feet; first story, 9½ feet; second story, 8 feet 4 inches. There is a cellar under the whole house, with cemented floor, but not divided. Pine is used for trim throughout. It is not intended to use a furnace, mantel or a plumbing system in this house, but if these features are desired they can easily be added.

Cost, not including furnace or plumbing is \$1950.00. Price of plans, details and specifications is \$25.00.



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DESIGN B-62.

This dwelling is late in design, has a beautiful outline and a floor plan convenient and roomy. It needs a wide lot and is best fitted for erection on a corner, although it will look well on an inside lot. It is fitted with every convenience for comfortable living and will be an ornament to almost any locality. It is 50 feet wide and 38 feet deep. Cellar, 7 feet; first story, 10 feet; second story, 9 feet. There is a cellar under the whole house with cemented floor and brick division walls. Oak is used for trim in the hall and three rooms below, and pine in the balance of the house. The porch walls are of stone.

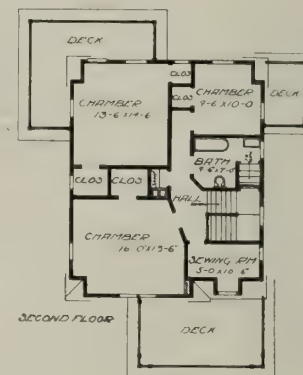
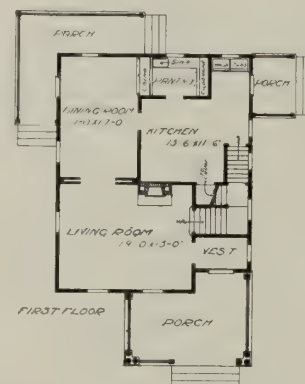
Cost, complete, not including, plumbing, furnace and mantel, \$3410.00.

Price of plans, details and specifications is \$40.00.



DESIGN B-63.

This is a stylish little dwelling, designed for a small family who desire something better than the ordinary. The arrangement is convenient, the rooms of good size and the house will look well in almost any locality. It is 28 feet wide and 34 feet deep, not including porches. Cellar, 7 feet deep; first story, 9 feet; second story, 8 feet. There is a cellar under the whole house. Brick foundation. Oak is used in the vestibule, stairway and in two rooms below, and pine in the balance of the house. The attic is floored, but is not otherwise finished. There is a set of laundry tubs in the kitchen and the plumbing fixtures throughout are of a good character.



Cost, complete, including plumbing, furnace and mantel, is \$2315.00.

Price of plans, details and specifications is \$30.00.

*When ordering plans from this book please mention Ninth Edition.*



#### DESIGN B—64.

The distinctive features of this plan are the large front porch—the quite elaborate reception hall, and the sitting room above. The idea of this is to have a family sitting room entirely away from the more public apartments, and which is to be used by the members of the family only. If this feature is not desired the room can be used for the principal chamber, and is one of the pleasantest rooms in the house. The house is 35 feet wide and 51½ feet long, not including porches. Cellar, 7 feet deep; first story, 10 feet; second story, 9 feet. There is a cellar under the whole house with cemented floor and brick division walls. Oak is used for trim in the hall and three rooms below, and in the hall and sitting room above, and pine in the balance of the house.

Cost, complete, including furnace, mantels, and plumbing, is \$3500.00.

Price of plans, details and specifications, is \$40.00.

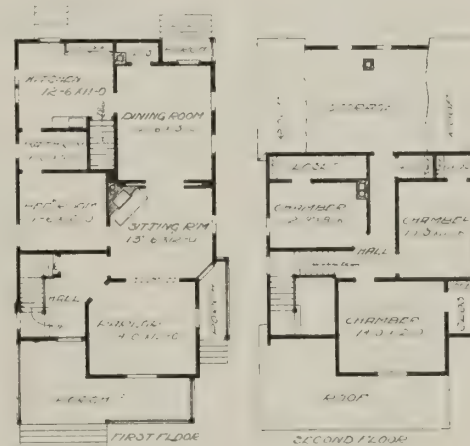


#### DESIGN B—65.

This is a plain dwelling in which a large amount of room is obtained at low cost. Convenience and comfort are the ends sought, rather than display. The house is 25½ feet wide and 50½ feet long, including the front porch. Cellar, 7 feet; first story, 10 feet; second story, 9 feet. There is a cellar under about half of the house, giving plenty of room for the installation of a furnace. Pine is used for trim throughout, except the stairs, which are of oak. As in this dwelling economy is practiced, as far as possible, the cost of a furnace, plumbing system, or mantel, is not included in the estimate, as these features may or may not be embodied, as the customer desires.

Cost, not including plumbing, furnace, or mantels, is \$1965.00.

Price of plans, details and specifications, is \$30.00.



*When ordering plans from this book please mention Ninth Edition.*





### DESIGN B 66.

In this design the stairs go up from the sitting room, thus saving the space usually occupied by a hall. This saving permits the use of a somewhat more elaborate interior finish for the same amount of money. The house is 27½ feet wide and 47 feet long to outside of front porch. Cellar, 7 feet deep; first story, 9½ feet; second story, 8 feet. There is a cellar under the whole house with cemented floor and earth banks. Cellar is not divided. Oak is used for trim in the vestibule and three rooms below, and pine in the balance of the house. There is a good sized attic which is floored but not otherwise finished.

COST, complete, including plumbing, furnace and mantel is \$2435.00.

Price of plans, details and specifications is \$30.00.

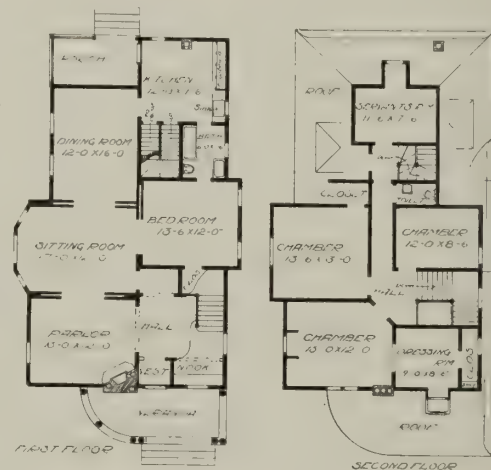


### DESIGN B-67.

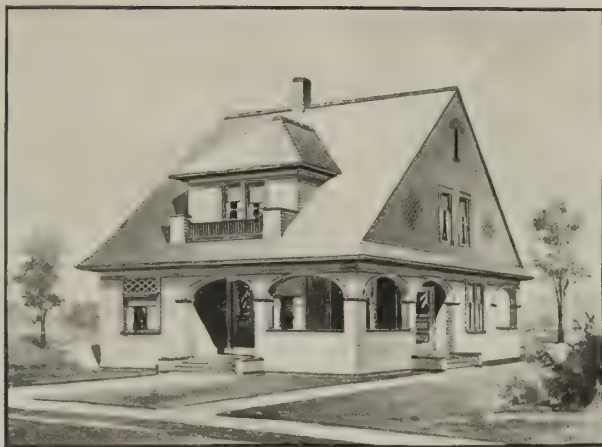
The exterior of B-1 has been so popular that it has been used to cover almost every kind of a floor plan and the present design shows another adaptation of it. This dwelling has a large number of rooms conveniently arranged and is a stylish and comfortable house. It is 32 feet wide and 50 feet long, not including the front porch. Cellar, 7 feet; first story, 10 feet; second story, 9 feet. The foundation is of stone, and there is a cellar under the whole house. Oak is used for trim in the hall and four rooms below, and pine in the balance of the house. No use is made of the attic.

COST, complete, including plumbing, mantel and furnace is \$3280.00.

Price of plans, details and specifications is \$35.00.



*When ordering plans from this book please mention Ninth Edition.*

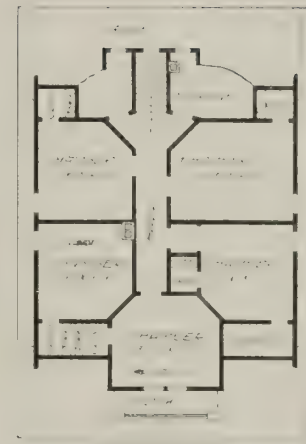


### DESIGN B—68.

This dwelling was designed for a farm dwelling where the family lives entirely on the ground floor. The second floor being devoted entirely to sleeping apartments for help. Should it be desired, a hall could be placed where the library now is, making the second floor accessible from the front. The house is 32 1/2 feet wide and 48 feet long over all. Cellar, 7 feet deep; first story, 10 feet; second story, 8 1/2 feet. There is a cellar under about half of the house. Pine is used for interior trim throughout.

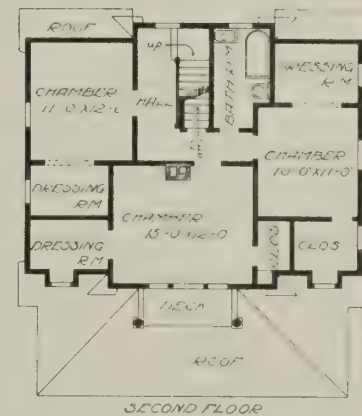
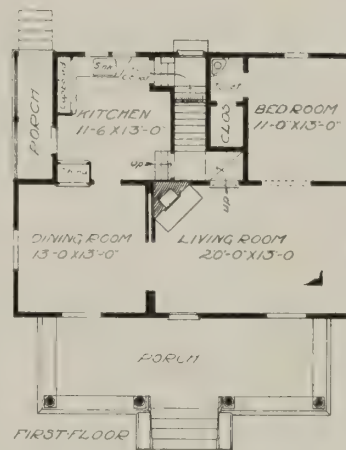
Cost, complete, including plumbing, furnace and mantel is \$2310.00

Price of plans, details and specifications is \$30.00.



### DESIGN B—69.

This house shows a new idea in floor arrangement. It is designed for a family—not too large—who desire a home having a good appearance, and all conveniences yet which can be built at a moderate cost. The first floor bed room is designed to be used as a library, when it is the owner's wish so to do. The house is 35 feet wide and 27 1/2 feet deep, not including the front porch which is 9 feet wide. Cellar, 7 1/2 feet; first story, 9 1/2 feet; second story, 8 feet. There is a cellar under the whole house. Oak is used for trim in three



Cost, complete, including plumbing, furnace and mantel, is \$2500.00.

Price of plans, details and specifications is \$30.00.

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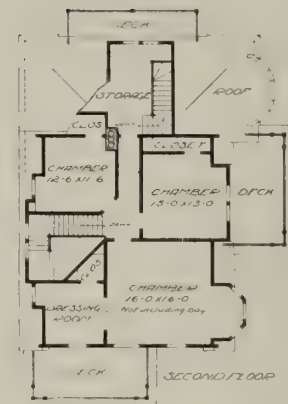
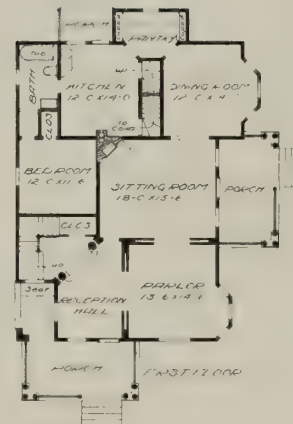


### DESIGN B—70.

This house is a handsome colonial dwelling, which is much larger in reality than the appearance indicates. The rooms are well arranged and the house is provided with every convenience. It is  $38\frac{1}{2}$  feet wide and  $51\frac{1}{2}$  feet long, not including porches. Cellar, 7 feet deep; first story, 10 feet; second story, 8 feet. There is a cellar under the whole house, divided into furnace room, laundry and vegetable room. Oak is used for trim in the hall and four rooms below and pine in the balance of the house. In this house the stairs are elaborate and are made the principal feature of the interior.

Cost, complete, including plumbing, furniture and mantel is \$3180.00.

Price of plans, details and specifications is \$40.00.

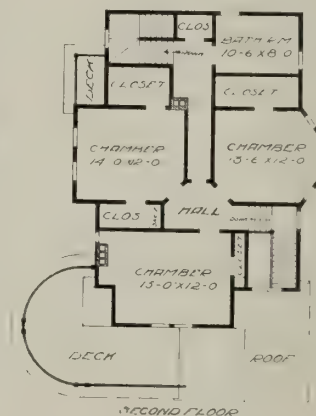
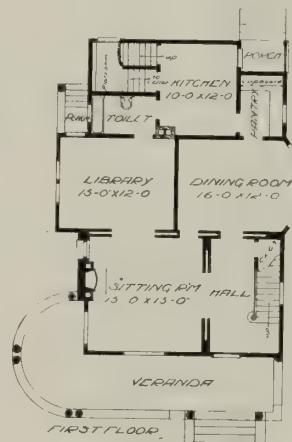


### DESIGN B—71.

This house while not large is quite elaborate in both exterior and interior detail. The stone porch walls are its distinguishing features on the outside, and the interior finish of the hall and three rooms below is of a better grade than the average. The house is  $32\frac{1}{2}$  feet wide and  $41\frac{1}{2}$  feet long, not including the front porch. Cellar, 7 feet deep; first story,  $9\frac{1}{2}$  feet; second story, 8 feet. There is a cellar under the whole house. Oak is used for trim in the hall and three rooms below, and pine in the balance of the house.

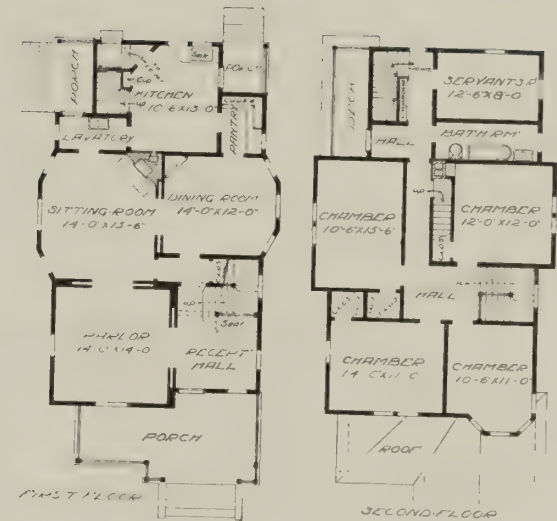
Cost, complete, including furniture, plumbing and mantel is \$3280.00.

Price of plans, details and specifications is \$40.00.



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DESIGN B—72.

This house has a good outline, and the finish, both outside and inside, are fairly good. The arrangement is good and there are rooms enough for quite a large family. The inside trim, especially in the reception hall, is quite good. The house is 30 feet wide and 45 feet long, not including the front porch. Cellar, 7 feet deep; first story, 9½ feet; second story, 8 feet. There is a cellar under the whole house with brick division walls. The attic is floored but is not otherwise finished. Oak is used for trim in the hall and three rooms below and pine in the balance of the house.

Cost, complete, including plumbing, furnace and mantel, is \$3290.00.

Price of plans, details and specifications, is \$40.00.

### AGAIN ABOUT THE ESTIMATES.

The estimates herein given are not guess work. They are made by laborious computation of the materials and labor required to build the dwellings. We have itemized lists of each kind of work entering into the making of each house given, and will promptly give to any one desiring it, a detailed estimate of any building. In very many cases the houses shown have been let from this office, and in every case the contract price was less than the estimate given. It is the practice of many advertising architects to intentionally underestimate their buildings for the purpose of encouraging sales of plans. This method always makes dissatisfaction, and when a client asks us regarding the cost, we will tell him before any plans are made whether he will have to raise or lower the estimate on a given house to build in his locality.

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# CLASS C

CLASS C CONTAINS DESIGNS COSTING \$1,750 AND LESS.

In the designing of low cost dwellings the smallness of the amount of money to be spent makes it necessary to economize in every way and to omit conveniences that are possible in better grades of houses. For this reason the houses in Class C do not contemplate the installation of furnaces or plumbing systems unless it is explicitly stated in the estimates that these items are included. If the expense is not objected to however, these features will be embodied in every set of working plans that may be ordered, without extra charge, and where bath rooms are not provided the floor plans will be re-arranged as may be desired.



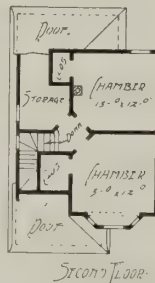
DESIGN C-1.



This cottage, while not costly, has some pretention to style and will present a good appearance. If it is desired to install a bath room here it can be done by using the storage room for that purpose. The cottage is 22 feet wide and 33 feet long, not including porch. Cellar, 6½ feet; first story, 9 feet; second story, 8 feet. There is a small cellar for vegetables only. Pine is used for trim throughout except stairs which are oak.

Cost, \$900.00.

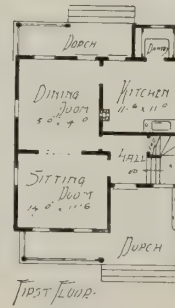
Price of plans, details and specifications, \$20.00.



SECOND FLOOR.



DESIGN C-2.

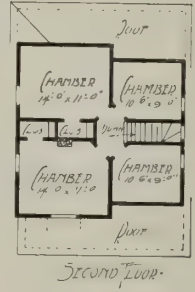


FIRST FLOOR.

As this cottage has four sleeping rooms it will care for quite a large family. If so many chambers are not needed the chamber over the kitchen could be taken for a bath room if that is desired. As the cottage has a considerable amount of porch room it could be built in a cheaper manner than is contemplated in the estimate and used for a summer cottage. It is 26 feet by 32 feet in size. There is no cellar. First story, 9 feet; second story, 8 feet. Pine is used for trim throughout.

Cost, \$975.00.

Price of plans, details and specifications is \$20.00.



SECOND FLOOR.

When ordering plans from this book please mention Ninth Edition.

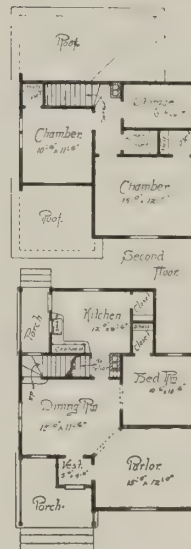


DESIGN C—3.

This is a very popular design for a low cost dwelling, having been built or used as a basis for changes very many times. It has the rooms conveniently arranged, is easy to heat and has a good appearance. In the present design the storage room is not finished, but if this is desired it can be finished as a chamber or used as a bath room, or by a slight re-drawing of the second floor, a bath room can be built at the rear and lighted by a dormer window. The house is 27½ feet wide and 30½ feet long, exclusive of front porch. Cellar, 7 feet; first story, 9½ feet; second story, 8 feet. There is a cellar under the whole house with cemented floor and earth banks. Pine is used for trim, except stairs, which are of oak.

COST, including mantel costing \$30, is \$1235.00.

Price of plans, details and specifications is \$20.00.



DESIGN C—4.

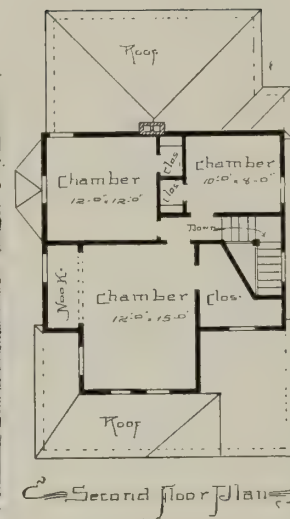
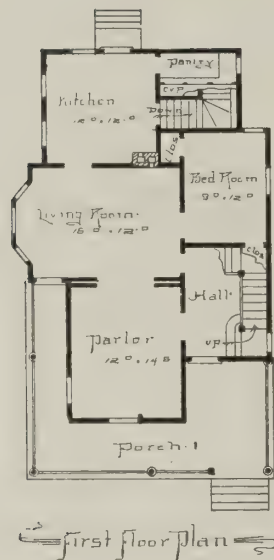
We regard this cottage as being a very desirable workingman's cottage. The rooms are large and well arranged for comfortable living; it is easy to heat and is not costly to build. It is also easy to make better in many ways. If a bath room is desired it can be had, either on the first floor just off the bed room, or if on the second floor, the storage room can be used for a bath. If another chamber is needed above, one can be had by using the space occupied by the storage room and closets. The chimney is large enough so that a furnace can be installed if desired. The house is 27 feet wide and 34 feet long, exclusive of the projecting part of the front porch. Cellar, 7 feet deep; first story, 9 feet; second story, 8 feet. Pine is used for interior trim throughout.

COST, \$950.00.

Price of plans, details and specifications is \$20.00.

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DESIGN C—5.

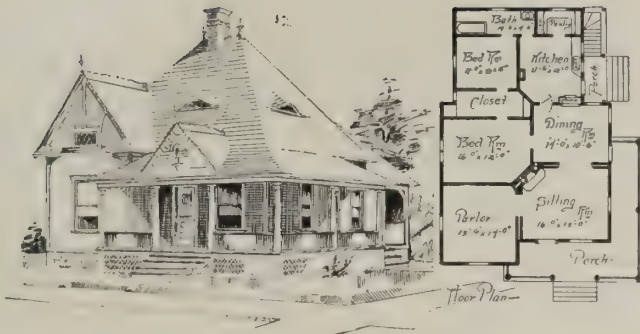
This house is drawn for those desiring a considerable amount of porch room on a cheap house. The rooms are of fair size and while the details are not costly they are substantial and good. The feasible changes are as follows: a bath room can be obtained on the second floor over the kitchen, or by the lengthening of the back part one can be had below just back of the bed room; a furnace can be used with the chimney as is now shown, or a mantel and grate can be put in the living room by making the chimney larger. The house is 28½ feet wide and 41 feet long, not including front porch. Cellar, 7 feet deep; first story, 9 feet; second story, 8½ feet. There is a cellar under the back part of house, giving vegetable room only. No use is made of the attic. Pine is used for trim throughout, except the stairs which are of oak.

Price of plans, details and specifications is \$25.00.

*When ordering plans from this book please mention Ninth Edition.*

#### DETAILED ESTIMATE OF COST

Excavating .....	\$ 20.00
Stone work .....	130.00
Brick work .....	30.00
Cementing cellar .....	20.00
Chimney .....	36.00
Cistern .....	20.00
Lathing and plastering .....	150.00
Total Masonry .....	406.00
Coarse lumber .....	300.00
Shop work .....	375.00
Glass .....	45.00
Painting and finishing .....	90.00
Sheet metal work .....	50.00
Hardware and nails .....	80.00
Carpenters' labor .....	300.00
Total .....	\$1646.00

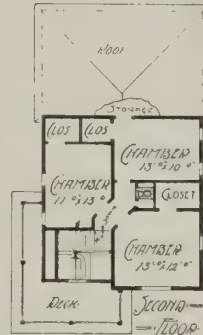


### DESIGN C 7.

This plan is for a one story cottage, fairly well treated as to exterior, and with a floor arrangement sufficient to care for a medium sized family. It is always hard to get sleeping rooms enough in a one story cottage to provide for emergencies such as the arrival of unexpected visitors, without getting the dwelling too large. In this house it is intended to make use of a folding bed in the parlor in such cases. The house is 31 feet wide and 47 feet long. Cellar, 6 feet 6 inches; first story, 10 feet high. Stone foundation. Side walls sided; roof shingled. All exterior work painted. There is a small cellar under back part of house. Attic floored but not otherwise finished. Pine trim throughout. Natural in four rooms and painted in the rest of house.

Cost, \$1460.00, not including plumbing.

Price of plans, details and specifications is \$25.00.



### DESIGN C—17.

This house was designed to satisfy the demand for a dwelling having the same floor accommodations as B-6, but which could be built at a less cost. As far as accommodations and convenience of arrangement is concerned, it is a very complete dwelling, but, as is made necessary by the limited amount to be spent, it is plainly finished on both outside and inside. The toilet room in first story is intended for a future bath room, as the fixtures can be put in at any time. There is room enough in the cellar so that a furnace can be installed. The house is 25½ feet wide and 43½ feet long, exclusive of front porch. Cellar, 7 feet deep; first story, 9 feet; second story, 8 feet. There is a cellar under about half of the house, with cemented floor and earth banks. The inside trim is all of pine, except the stairs, which are oak.

Price of plans, details and specifications is \$25.00.

#### DETAILED ESTIMATE OF COST.

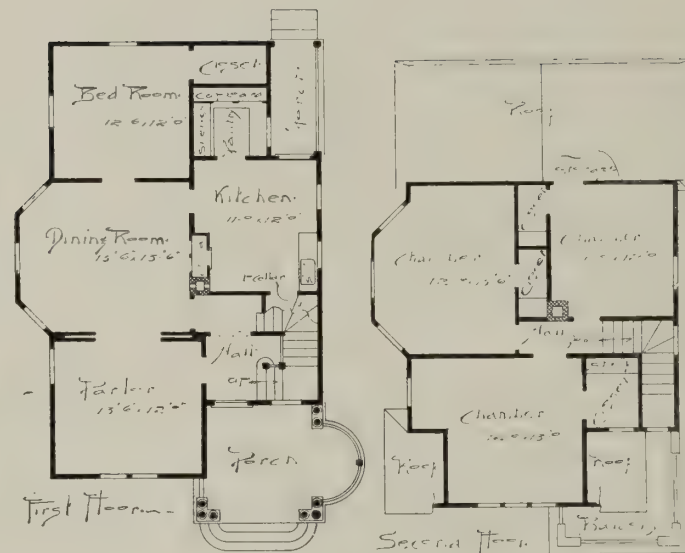
Excavating .....	\$ 20.00	Coarse lumber .....	\$ 290.00
Stone work .....	160.00	Shop work .....	500.00
Cistern .....	20.00	Glass .....	35.00
Cementing cellar .....	30.00	Hardware and nails .....	60.00
Chimney .....	60.00	Sheet metal work .....	25.00
Lathing and plastering .....	160.00	Painting and finishing .....	100.00
Total Masonry .....	450.00	Carpenters' labor .....	300.00
		Total .....	\$1760.00

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DETAILED ESTIMATE OF COST.

Masonry .....	\$ 455.00
Coarse lumber .....	300.00
Shop work .....	500.00
Glass .....	40.00
Hardware and nails .....	80.00
Painting and finishing .....	125.00
Sheet metal work .....	80.00
Carpenters' labor .....	325.00
Total .....	\$1905.00



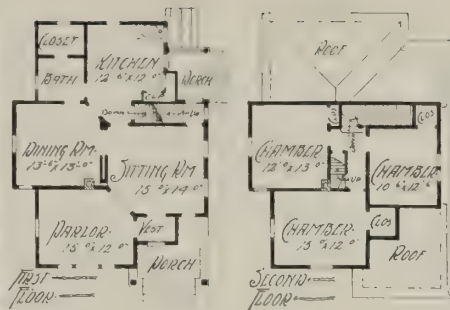
DESIGN C-13.

This is a handsome and well arranged cottage with considerable elaborateness of detail both outside and inside. The design is modern and is suitable for city, village or suburban use and has the requirements of a comfortable home at a reasonable cost. Should it be desired, the bath room can be used as a library; a bath room can be had either below or above; a fire place can be put in the dining room, and a furnace can be put in by simply enlarging the cellar. The house is 28 feet wide and 40 feet long, exclusive of porches. Cellar, 7 feet deep; first story, 9 feet; second story, 8 feet. There is a small cellar under the central part of house with cemented floor and earth banks. Pine is used for trim, except the stairs, which are oak.

Price of plans, details and specifications is \$25.00.

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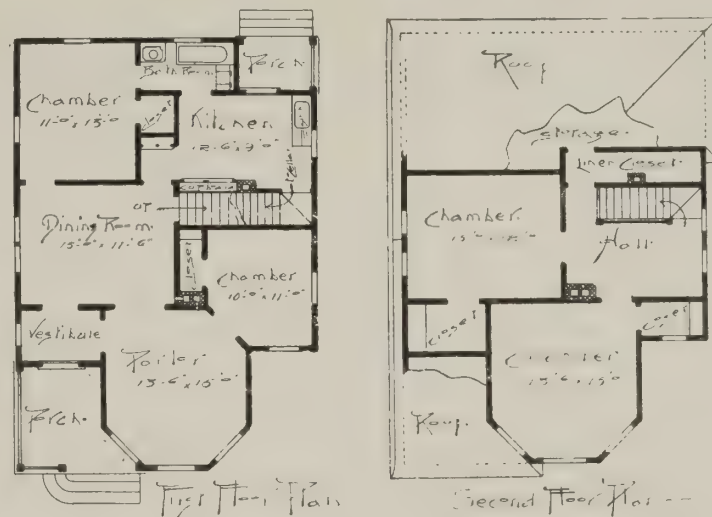


DESIGN C-18.

This number is another design where economy is practiced in order to get a considerable number and large rooms at a small cost. It is compact, convenient, easily heated and easily taken care of. It has rooms enough to care for an average family with comfort. It is 30½ feet wide and 39 feet long. Cellar, 7 feet; first story, 9 feet; second story, 8 feet. There is a cellar under the central part of the house, not divided. This cellar is large enough so that a furnace could be put in, if so desired. All interior trim is a neat pattern of pine, stained or painted.

Cost, \$1735.00.

Price of plans, details and specifications is \$25.00.



DESIGN C-23.

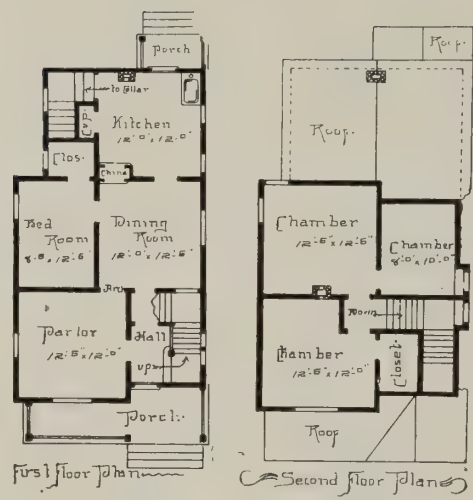
In this plan the idea has been to produce a dwelling that shall be complete on the ground floor, and sufficient for a family of moderate size, and at the same time to have the second floor accessible and of such shape that additional rooms can be had there when it is desired to finish them off. The estimate does not cover the finishing of the second story. The house is 29 feet wide and 41½

feet long. Cellar, 6½ feet deep; first story, 9 feet; second story, 8 feet. There is a small cellar under the kitchen with cemented floor and earth banks. The inside trim is all of pine, painted or stained.

Cost, not including plumbing, is \$1500.00.

Price of plans, details and specifications is \$25.00.

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DESIGN C—19.

This plan has been shown in previous editions of ARTISTIC DWELLINGS, and it has probably been built or used as a basis for changes more times than any other plan shown. It has a good appearance, is not costly to build and is comfortable to live in. It is 22 feet wide and 38½ feet long. Cellar, 6½ feet deep; first story, 9 feet; second story, 8 feet. There is a cemented cellar under the kitchen part only. Cellar has earth banks. Pine is used for trim throughout, except the stairs which are oak.

COST, \$1265.00.

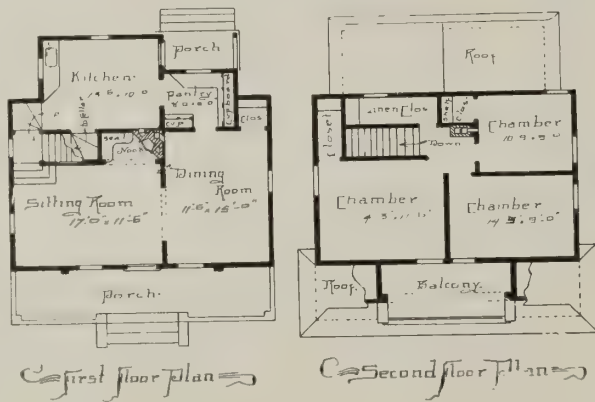
Price of plans, details and specifications is \$25.00.

DESIGN C—31.

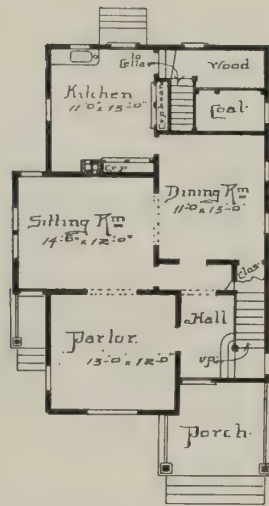
This is a stylish little dwelling, having a good appearance and is convenient in plan. While in the estimate a furnace is not included, yet if desired, one can be installed in this dwelling without further cost for chimney. By a rearrangement of the second floor a bath room can be had. The house is 30 feet wide and 26½ feet deep not including porch. Cellar, 7 feet deep; first story, 9 feet; second story, 8 feet. There is a cellar under the whole house with cemented floor and earth banks. Pine is used for trim throughout.

COST, \$1355.00, not including mantel and grate.

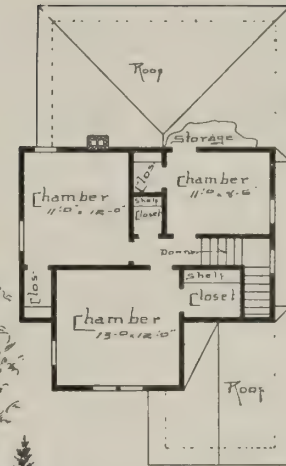
Price of plans, details and specifications is \$25.00.



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First floor Plans



Second floor Plans

### DESIGN C—25.

This is a low cost dwelling in which economy has been the ruling idea, at the same time providing details of a good enough character to present a good appearance. Those desiring a bed room on the ground floor can easily obtain it by using the dining room for that purpose, and connecting the sitting room with the kitchen, making it the general living room of the house. If desired, a furnace can be had by making the cellar a little larger; a fire place can be had in the sitting room, and by re-drawing, a bath room can be had either above or below. The house is 27 feet wide and 39 feet long, not including front porch. Cellar, 7 feet; first story, 9 feet; second story, 8½ feet. There is a cellar under about two-thirds of the house. Pine is used for trim throughout, except stairs, which are of oak.

Cost, \$1540.00.

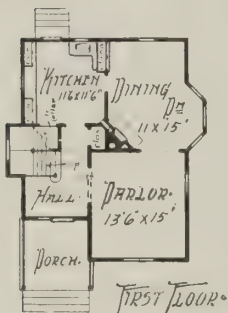
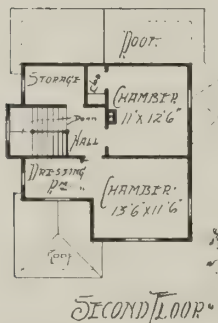
Price of plans, details and specifications is \$25.00.

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### DETAILED ESTIMATE OF COST.

Excavating .....	\$ 15.00
Stone work .....	90.00
Brick work in cellar .....	25.00
Cementing cellar .....	25.00
Cistern .....	20.00
Chimney .....	40.00
Lathing and plastering .....	140.00
Total Masonry .....	355.00
Coarse lumber .....	275.00
Shop work .....	400.00
Glass .....	40.00
Sheet metal work .....	25.00
Hardware and nails .....	75.00
Painting and finishing .....	80.00
Carpenters' labor .....	300.00
Total .....	\$1550.00





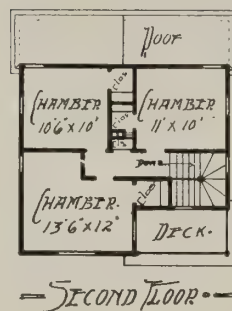
DESIGN C—28.

This is a handsome little cottage, sufficient in size for a small family; of good appearance and comfortable to live in. It is susceptible of improvement if the cost is not objected to, in the following manner: A furnace can be installed without further cost for chimney or cellar; a bath room can be obtained on the second floor, by either using the

storage room for that purpose or putting it under the back roof. By raising the roof over the back part another sleeping room can be had. The house is 28½ feet wide and 31½ feet long, not including the front porch. Cellar, 7 feet deep; first story, 9 feet; second story, 8½ feet. There is a cellar under the whole house, with cemented floor and earth banks. The interior finish is all of pine, except the stairs, which are of oak.

Cost, \$1360.00, not including mantel and grate.

Price of plans, details and specifications is \$25.00.



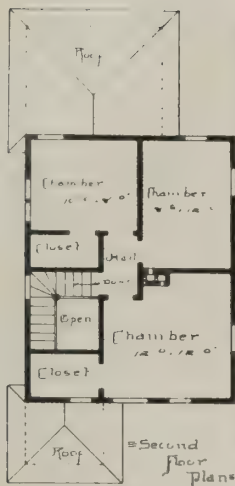
DESIGN C—29.

This cottage has the same general plan as C-28, but is somewhat smaller, which reduces the cost a little. Notwithstanding the smaller size it has one more chamber above. The exterior, too, is somewhat less costly, as it has no projecting stair bay. A furnace and bath can be added to this house, if desired, without great changes in the plan or in any way reducing the capacity of the dwelling. The house is 26 feet wide and 29 feet long. Cellar, 7 feet; first story, 9 feet; second story, 8 feet. There is a cellar under the whole house, with earth banks and cemented floor. The interior trim is all of pine, except the stairs, which are of oak.

Cost, \$1270.00, not including mantel and grate.

Price of plans, details and specifications is \$25.00.

*When ordering plans from this book please mention Ninth Edition.*



DESIGN C 30.

This is a workingman's cottage in which everything except absolute necessities has been eliminated, the idea being to get the cheapest possible building that will comfortably house a family. The house is 20 feet wide and 36 feet long, not including front porch. Cellar, 6½ feet deep; first story, 9 feet; second story, 8 feet. There is a cellar under the whole house, except under the woodshed, with cemented floor and earth banks. Pine is used for inside finish throughout, painted or stained.

Cost, \$855.00 not including mantel and grate. This cost can be still further reduced as follows: By omitting cellar and by using wood posts for foundation, \$75 can be saved. By using a single flue chimney, \$25 can be saved. By omitting cistern, sink and cistern pump, \$30 can be saved, thus bringing the cost down to \$725.00.

Price of plans, details and specifications is \$20.00.



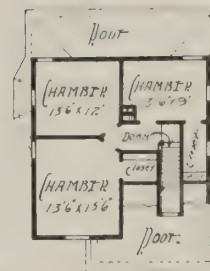
DESIGN C 32.

This cottage has quite large rooms and is well arranged for a family not too large. It is designed to be cheaply built and at the same time to present a good appearance. If the expense can be afforded, added conveniences in the way of plumbing and heating systems can be put in without further cost for the house itself. It is 28½ feet wide and 35½ feet long, exclusive of porches. Cellar, 7 feet; first story, 9 feet; second story, 8 feet. There is a cellar under the whole house with cemented floor and earth banks. Pine is used for inside trim throughout, except the stairs, which are of oak.

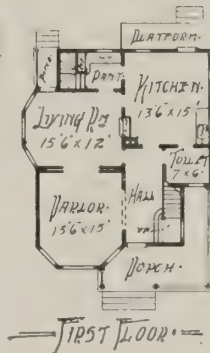
Cost, \$1250.00.

Price of plans details and specifications is \$25.00.

*When ordering plans from this book please mention Ninth Edition.*



SECOND FLOOR.



FIRST FLOOR.

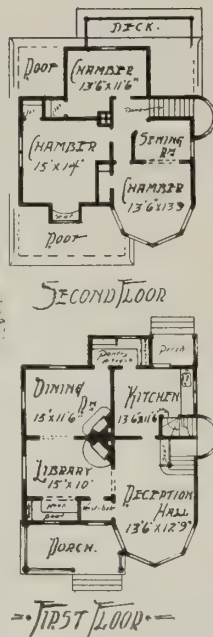


DESIGN C—34.

This is a compact little dwelling in which the reception hall is intended to be the family sitting room. The house has a stylish exterior and will appear well in almost any locality. Without further cost for the house itself, plumbing and heating systems can be added—it being perfectly feasible to obtain a bath room at the rear in second story. The house is 30 feet wide and 38 feet long. Cellar, 7 feet; first story, 9 feet; second story, 8 feet. There is a cellar under the whole house with cemented floor and earth banks. Pine is used for trim throughout, except stairs, which are of oak.

Cost, \$1450.00, not including mantels and grates.

Price of plans, details and specifications is \$25.00.



DESIGN C—36.

This is a handsome colonial cottage, new in both plan and exterior treatment. The striking feature of the floor arrangement is the large sitting room, which is the general living room of the house. A combination stairs is used which in effect gives a back stairs from the kitchen. The house is provided with most modern conveniences and will make a comfortable and convenient home. It is 39 feet wide and 27 1/2 feet deep. First story, 9 feet; second story, 8 feet. There is a cellar under the whole house, divided by wood partitions into three rooms. The attic is floored but is not otherwise finished. Pine is used for interior trim throughout.

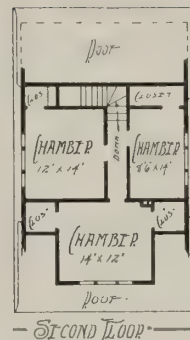
Cost, \$1650.00, not including plumbing, furnace or mantel. A good system of hot and cold water plumbing in this house will cost from \$175.00 up to \$275.00. A furnace can be put in for \$130.00 and a mantel and grate will cost from \$30.00 up.

Price of plans, details and specifications is \$25.00.



*When ordering plans from this book please mention Ninth Edition.*





DESIGN C - 45.

This cottage is a new design, is convenient in plan and has a good appearance. For economy's sake the stone work of foundation extends only six inches above the ground, the wood work of house extending down to that point. The plan is susceptible of improvement in the way of adding plumbing and heating systems to any desired extent. It is 25½ feet wide and 43 feet long. Cellar, 7 feet deep; first story, 9 feet; second story, 8 feet. There is a cellar under about half of the house with cemented floor and earth banks. No use is made of the attic. The interior finish is all of pine.

Cost, \$1750.00, not including mantel and grate.

Price of plans, details and specifications is \$25.00.



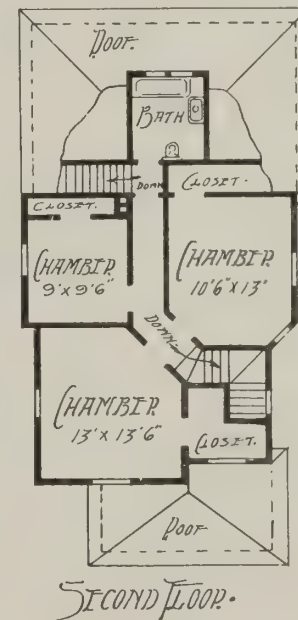
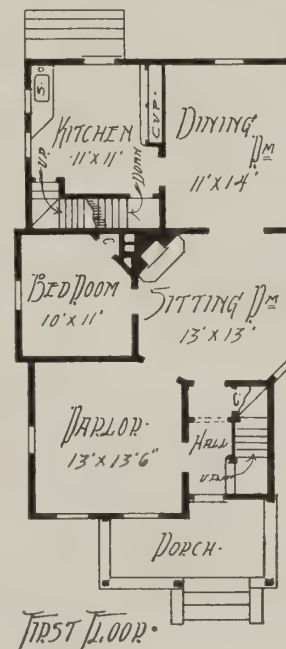
DESIGN C 46.

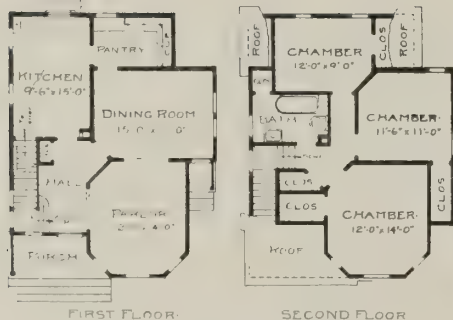
This number is a very popular design, having been selected by many customers and either used in the forms here shown or as a basis for changes. It is designed to obtain the most room at the least cost consistent with good and substantial building and a fairly good appearance. Without further cost for the house itself all needed plumbing and heating systems can be installed. The building is 24½ feet wide and 41 feet long, not including porch. Cellar, 7 feet deep; first story, 9 feet; second story, 8 feet. There is a cellar under the whole house with cemented floor and earth banks. No use is made of the attic. Pine is used for inside trim throughout, except the stairs which are of oak.

Cost, \$1750.00, not including plumbing, furnace or mantel. If the above fixtures are desired the cost for plumbing will be about \$200.00; for furnace, \$140.00; for mantel, \$45.00.

Price of plans, details and specifications is \$25.00.

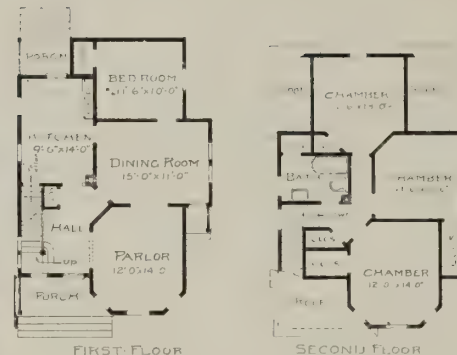
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C—49 A.

Cost. With this floor plan the cost to build will be \$1200.00, not including plumbing or furnace.



C—49 B.

Cost. With this floor plan the cost to build will be \$1300.00, not including plumbing or furnace.

#### DESIGN C—49.

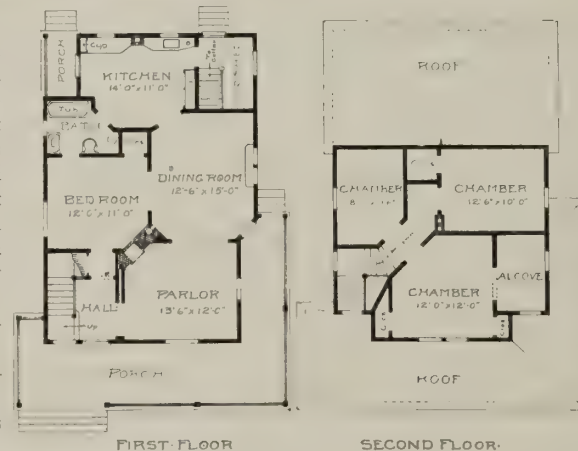
This cottage is shown with two floor plans, one with three and the other with four rooms on the ground floor. The house is 26 feet wide in both cases. Floor plan A is 33 feet long and floor plan B is 36½ feet long. Cellar, 7 feet; first story, 9 feet; second story, 8 feet. There is a cellar under the whole house with cemented floor, and earth banks. Pine is used for trim throughout except stairs, which are oak. Price of plans, details and specifications is \$25.00.

#### DESIGN C—50.

This cottage has a large amount of porch room, is designed for cheap building and has rooms enough for a family of considerable size. It is 26 feet wide and 37 feet long not including porch. The cellar is 6½ feet deep; first story, 9 feet; second story, 8 feet. There is a cellar under about half of the house with cemented floor and earth banks. Should it be desired to put a furnace in this building it could be done by making the cellar a little larger and deeper. Pine is used for inside trim throughout except the stairs, which are of oak.

Cost, \$1485.00, not including plumbing, furnace or mantel.

Price of plans, details and specifications is \$25.00.



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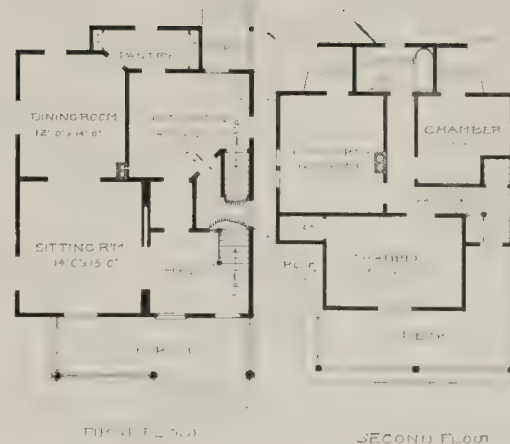


### DESIGN C—51.

This number is a substantial dwelling for a medium sized family, well arranged for convenience, and as far as the house is concerned, is fitted to receive any conveniences that are commonly installed in a dwelling of this class. It is 27½ feet wide and 30½ feet deep, not including porch. Cellar is 7 feet deep; first story, 9½ feet; second story, 8 feet. There is a cellar under the whole house with cemented floor and earth banks. Pine is used for trim throughout, except the stairs, which are of oak.

COST, \$1275.00

Price of plans, details and specifications is \$20.00.

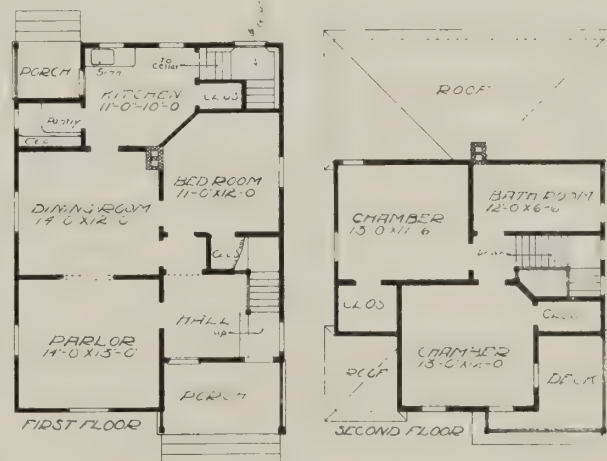


### DESIGN C—52.

This cottage is of the same general character as C-51 but differs from it as follows: It is cheaper in that it has a less expensive porch, and more costly in that it has one more room below and consequently is larger on the ground. It is 26½ feet wide and 37 feet long, not including porches. Cellar, 7 feet deep; first story, 9½ feet; second story, 8 feet. There is a cellar under the whole house with earth banks and cemented floor. Pine is used for trim throughout, except the stairs, which are oak.

COST, \$1325.00.

Price of plans, details and specifications is \$20.00.



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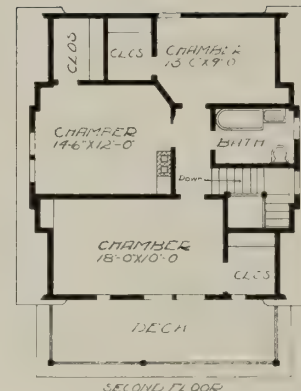
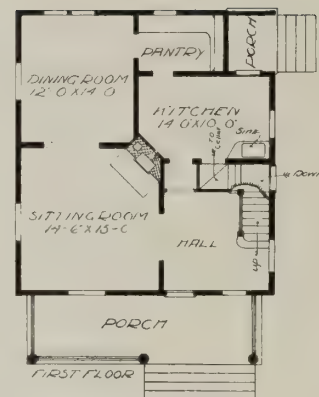


### DESIGN C—53.

Designs C-53, C-54 and C-55 show how a similar exterior can be applied to different floor plans. This number is a compact and convenient cottage and has a good appearance. The cut is taken from a photo showing the house as it has actually been built. It is 27½ feet wide and 30½ feet long. Cellar, 7 feet; first story, 9½ feet; second story, 8 feet. There is a cellar under the whole house with cemented floor. The foundation walls extend entirely to the cellar bottom. Pine is used for trim throughout, except the stairs which are of oak.

Cost, \$1720.00, not including plumbing, furnace or mantel.

Price of plans, details and specifications is \$25.00.

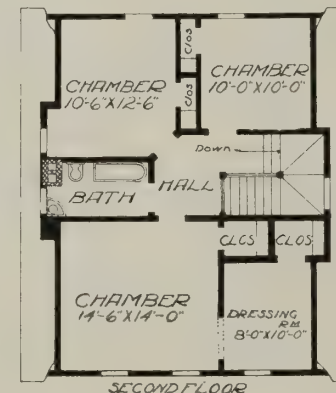
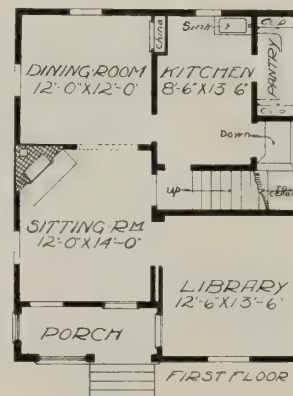


### DESIGN C—54.

This number is cheaper than C-53 in that it has a much less expensive porch. It has fully as much room however for living purposes, as the stair hall is omitted and one more room obtained on the ground floor. The house is 26½ feet wide and 32½ feet long. Cellar, 7 feet deep; first story, 9 feet; second story, 8 feet. There is a cellar under the whole house with stone wall to cellar bottom. Cellar has cemented floor and is divided by wood partitions into three rooms. Pine is used for interior trim throughout.

Cost, \$1,620.00, not including plumbing, furnace and mantel.

Price of plans, details and specifications is \$25.00.



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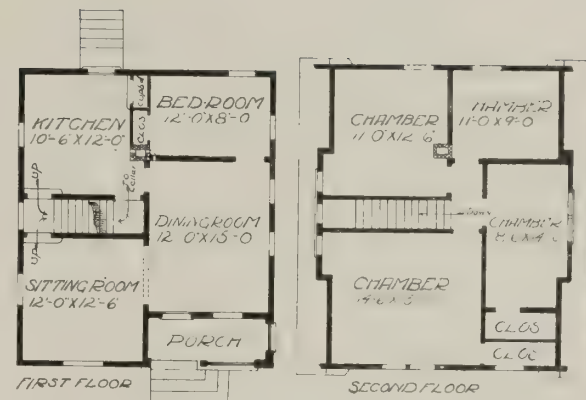


### DESIGN C—55.

This design is cheaper than C—54 in that the foundation wall does not go to cellar bottom under all the house, and that the house is not as large on the ground. Other savings are made by omitting the fire-place chimney and using a small chimney; and the stairs are not as expensive, there being no railing or turned work. The house is 25 feet wide and 29½ feet long. Cellar is 7 feet deep; first story, 9 feet; second story, 8 feet. There is a cellar under the rear half of the house. Pine is used for trim throughout.

Cost, \$1050.00.

Price of plans, details and specifications, is \$20.00.

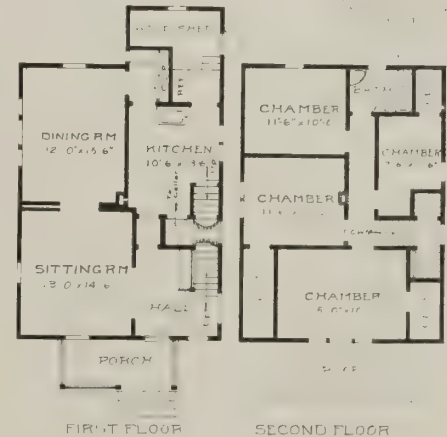


### DESIGN C—56.

This is a complete little cottage, which contains about as many apartments and conveniences as is possible to have in a house of this class. The floor plan is convenient in every way and there are sleeping rooms enough to provide for a good sized family. The house is 24 feet wide and 39 feet long, not including the front porch. Cellar, 7 feet deep; first story, 9 feet; second story, 8 feet. There is a cellar under the whole house with the foundation walls to cellar bottom. Cellar has cemented floor and has plenty of room, so that a furnace could be installed. Pine is used for interior trim, except stairs, which are of oak.

Cost, \$1300.00 not including plumbing, furnace, or mantel.

Price of plans, details and specifications, is \$25.00.



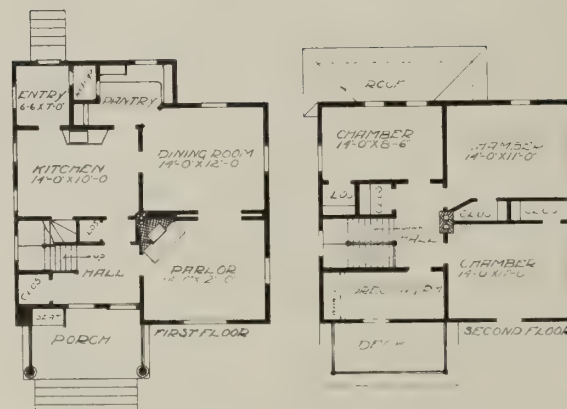
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### DESIGN C—57.

This is a low priced colonial style dwelling with fair sized rooms and with a reasonable good finish both outside and inside. If a bath room on the second floor is desired one can readily be had by a slight re-arrangement of the plan. The house is 27 feet wide and 37 feet long over all. Cellar, 7 feet deep; first story, 9 feet; second story, 8 feet. There is a cellar under the whole house with cemented floor. The foundation walls extend to the cellar bottom. If a bank cellar should be used which permits the use of less stone work, about \$90 could be saved from the estimate given below. Pine is used for inside trim throughout.

Cost, \$1585.00, not including furnace or mantel. Price of plans, details and specifications is \$25.00.

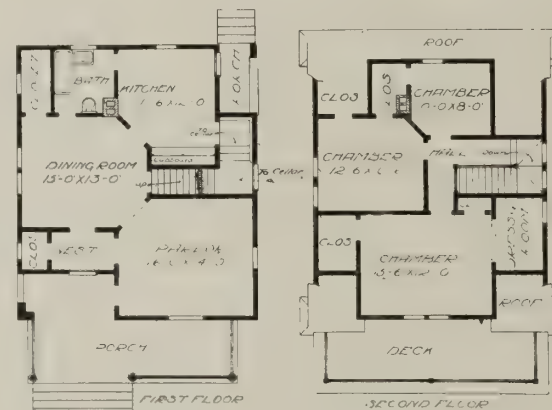


### DESIGN C—58.

This house is of the same general character as to floor plan as C-57, but is cheaper to build inasmuch as it is smaller and the exterior treatment is less expensive. It is 28 feet wide and 27 feet long not including the front porch. Cellar, 7 feet deep; first story, 10 feet; second story, 9 feet. There is a cellar under the whole house with cemented floor and earth banks. There is plenty of room in this cellar to install a furnace if it is so desired. Pine is used for inside trim throughout.

Cost, \$1305.00, not including plumbing or furnace.

Price of plans, details and specifications is \$25.00.



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### DESIGN C—59.

This is another compact little cottage having all the facilities for comfortable living arranged in such a manner that they can be obtained at a small cost. With a little more expense the cellar could be fitted for a furnace, which if done would make the dwelling as complete as many that cost much more. The house is  $24\frac{1}{2}$  feet wide and  $30\frac{1}{2}$  feet long. Cellar, 7 feet; first story, 9 feet; second story, 8 feet. There is a small cellar for vegetables only, under the back part of house. Cellar has cemented floor and earth banks. Pine is used for trim throughout.

Cost, \$1050.00, not including furnace or plumbing.

Price of plans, details and specifications is \$20.00.

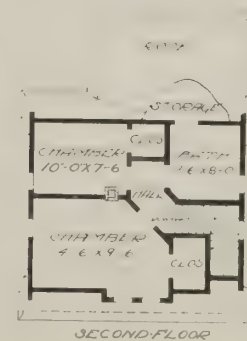
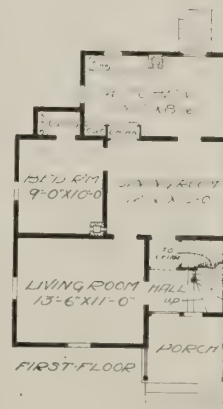


### DESIGN C—60.

This is another low cost cottage slightly cheaper than the preceding design and somewhat differently arranged. If it should be desired to have a bath room off the first floor bed room, this can be easily done by making the closet large enough for that purpose. The chimney is rightly located so that a furnace can be put in by enlarging the cellar to sufficient size. The house is 23 feet wide and  $31\frac{1}{2}$  feet long. Cellar,  $6\frac{1}{2}$  feet; first story, 9 feet; second story, 8 feet. There is a small cellar under the front part of house for vegetables only. Cellar has earth banks and cemented floor. Pine is used for interior trim throughout.

Cost, \$975.00.

Price of plans, details and specifications is \$20.00.



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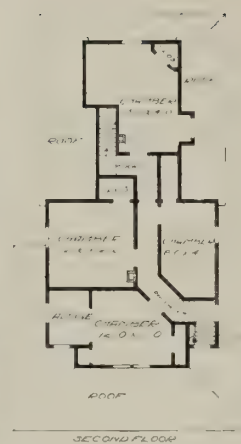
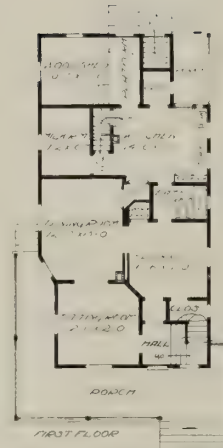


### DESIGN C—61.

This dwelling is designed for a low cost farm house, having the family living rooms below, the second floor being intended for the help and for guests. The house has a large amount of porch room, which is desirable in a farm residence. It is  $25\frac{1}{2}$  feet wide and  $49\frac{1}{2}$  feet long. Cellar, 7 feet; first story, 9 feet; second story, 8 feet. There is a cellar under the whole house, except under the woodshed part. The foundation walls extend to cellar bottom and the cellar has cemented floor. There is plenty of room in the cellar for a furnace and for all necessary rooms. Pine is used for trim throughout, except for stairs, which are oak.

Cost, \$1775.00, not including plumbing or furnace.

Price of plans, details and specifications is \$25.00.

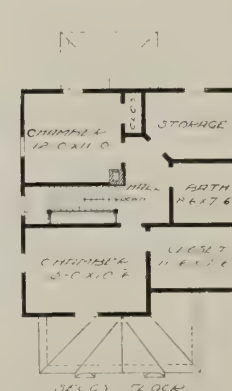


### DESIGN C—62.

In this cottage an exterior, plain almost to severity has been adopted in order to get sufficient room at a low cost that will comfortably provide for a large family. If \$75 or \$100 can be added to the cost a more elaborate porch can be had and the details for the exterior can be made better. The house is fitted for the reception of plumbing and heating systems if it is desired to install them. The house is 28 feet each way exclusive of porches. Cellar, 7 feet deep; first story,  $9\frac{1}{2}$  feet; second story, 8 feet. There is a cellar under the whole house with cemented floor. The cellar walls extend to the cellar bottom. Pine is used for trim throughout.

Cost, \$1200.00, not including plumbing or furnace.

Price of plans, details and specifications is \$25.00.



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We are not confined to dwellings. We are able to furnish working plans for any kind of a building—for any use—in any method of construction—and built of any materials with which building can be done. At the time of the issuing of this book there are business buildings, apartment buildings, factory buildings and other work, not for living purposes, costing from \$6,000 up to \$250,000, being built from our plans and under our personal supervision. It is not possible to carry ready made plans for such work as this but we solicit correspondence with those having it in hand, to whom we will send sketches, quote prices and, if necessary, make personal visits.



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# ARTISTIC DWELLINGS

**FRANKLIN, CLARK & COMPANY,**  
*Manufacturers of*  
**GRAND LITTONS, ETC.**

## ABOUT THE ESTIMATES READ THIS

The estimates given herein are the result of careful and conscientious labor in listing and computing the materials and labor needed in the construction of each of the houses shown. If prices for labor and materials are no higher than those upon which the estimate is based, the dwellings can be built for the price quoted. Local conditions in different parts of the country exert such an influence on the cost of building that it is simply impossible to make estimates that will hold good everywhere. To protect our customers, we have adopted the following rule:

ANY ONE HAVING BOUGHT AND PAID FOR PLANS FROM US, AND FINDING THEMSELVES UNABLE TO USE THE PLANS ON ACCOUNT OF THE COST TO BUILD EXCEEDING THE ESTIMATE GIVEN, CAN RETURN THESE PLANS TO US AND WE WILL SEND PLANS FOR A CHEAPER DWELLING, WITHOUT FURTHER CHARGE.

To avail themselves of this offer, the customer should give us a list of the prices for building materials and labor ruling in his section, before the plans are made. We make a careful estimate on these prices, and should we be in error, will furnish other plans, as above.

FRANK P. ALLEN & SON.

*Supplement to the Ninth Edition of*

# *ARTISTIC DWELLINGS*

Issued Jan. 1st, 1904.



THE DESIGNS herein shown are such as have accumulated in regular practice since the 9th edition was issued. Nearly all have been built in different parts of the country and at prices within the estimates given. As these figures cover all increases in the cost of building materials and labor up to and including the building season of 1903 they can be relied on as giving the costs to build in the average locality.

We wish to emphasize the fact that we do not seek to sell our plans by intentionally underestimating the cost to build. Realizing that in the majority of cases the cost to build is the most important factor to be considered, we are ready at any time to give detailed estimates of any of our plans and in every possible way to assist the intending builder to get the true cost in his locality.



# THE SERVICE OF THIS OFFICE.



WE SOLICIT correspondence with those about to build, promising good treatment and civil answers to any questions put to us. We have had many years' experience in the building trades and in the designing of dwellings, and the information thus gained is yours at prices far below what is usually charged for architectural work. We have a fully equipped office, employ skilled people, and can satisfy anyone whose wishes are within reason. We will change any plan in the book and send you sketches of the floor plans, will make sketches of new designs, or will draw up your own sketches, and in every possible way endeavor to assist you in settling the plans for your new dwelling. Plans are sent from this office suitable for erection in any part of the country. Any method of construction or kind of material will be used that the customer wishes. By the aid of a set of our plans, a house costing \$10,000 can be effectively superintended by the owner—inexperienced though he may be. The drawings are so plain, specifications so minute, that anyone can understand them. We are enabled to give better service, at lower cost, than the regular practicing architect, because we are specialists in the line of dwellings. There are hundreds of dwelling house designs in our files which are constantly being used as models from which new combinations are evolved. We can reproduce these plans at small cost, and by their aid make changes with little labor. Dwellings are our special study. No expense or trouble is spared to keep up with the steady march of architectural progress, and we are among the first to adopt new ideas, when investigation has shown their merit.

## THE PROSPECTIVE CUSTOMERS.

If you find a design that suits, and no changes are required, the plans will be at once made up on receipt of order. If changes are required, and the client desires it, pencil sketches of the floor plans will be sent for criticism. These can be amended as the client desires. Usually on the return of the sketches, the plans can be made up, but if necessary the sketches will be returned for final approval; when the preliminary sketches are satisfactory, the final plans will be made and shipped.

## THERE IS NO CHARGE FOR CHANGES

of a minor character. The plans can be reversed; partitions, doors and windows may be changed, and any kind of material the customer wishes

can be specified. It is only when the changes are so radical as to make a general re-drawing of the plan necessary, that a charge is made for changes.

## TERMS.

One-third of the price of the plans must accompany the order, when final instructions are given to finish. The plans will then be shipped C. O. D. for the balance, the customer to have the privilege of examination in the express office. In all cases where the full amount is sent with the order, the plans will be prepaid.

## THE TIME REQUIRED.

The plans will be shipped as soon as it is possible to produce them. The customer will not be kept waiting longer than is necessary. From one day to a week, according to size of plan, is all that is usually needed, but on especially large plans or in a very busy time, a little longer time is needed. This office is as well equipped for quick service as any in the country.

## WHAT WE WANT TO KNOW.

In corresponding in regard to new designs or in changing any of the plans shown in this book, in order to intelligently go about it we wish to know the following: Give the location of the lot and the points of the compass; the number and character of the rooms desired; the sum of money it is desired to spend on the building; materials for foundation and number of apartments desired in the cellar. State if the lot is level; if not, about how much and which way does it slant; is the ground dry or springy and wet; state how it is intended to heat. Have you a sewer; if so, in front or rear; if not, will a cess pool have to be built, or is there a creek or other outlet for the drainage. Have you a city water supply or will you have to install your own water system. Give kinds of lumber most in use in your section and easiest to get. Also give any other special features that you may wish to have embodied in the plans for the new house.

## ALL ABOUT THE ESTIMATES.

It is manifestly impossible to make estimates that will hold good in all parts of the country, where prices for labor and materials vary so greatly. In order, therefore, to have something tangible to work on, the following list of prices has been adopted as a basis. They are the regular prices for the goods quoted in the city of Grand Rapids, Mich.—a city of 90,000 population, where metropolitan prices govern in many cases. This table of prices has been adopted in the belief that it closely corresponds to the general averages throughout the country. By comparing this table with the current rates in his own town the reader can closely approximate the local cost of any given design. On application we will state what in our best judgment will be the cost of any design in any locality if a list of prices is sent.

Excavating per cubic yard.....	\$ 0.25	Sheathing and roofing .....	18.00
Stone wall complete per perch		Shingles, clear .....	3.00
(16½ cubic feet) .....	2.25	Clapboards per thousand .....	18.00
Brick laid in wall per thousand..	10.00	Finishing lumber .....	35.00
Lathing and plastering per yard..	.22	Tin work per square .....	7.50
Frame timber per thousand (hem-		Painting per square yard, each	
lock) .....	17.00	coat .....	.05
Flooring No. 2 .....	27.00	Carpenters' labor per hour.....	.30
Narrow clear floor for porches...	35.00	Masons' labor per day .....	4.00
Clear maple floor .....	35.00	Common labor per day.....	2.00

## WHAT THE ESTIMATES INCLUDE.

The estimates include the necessary masonry, carpentry, metal work, painting and finishing for the proper construction of the dwellings. A cistern is included, as is also the cementing of the cellar. In some places plumbing is included, in others not, as is mentioned in the descriptive matter. Mantels, range, furnace or other heating apparatus is not included unless specifically mentioned that they are. In these matters, when so desired, advice will be given the owner regarding quality and cost.

## GENERAL INFORMATION AS TO COST.

It usually costs more to build in the large cities than in the smaller places. Also in some of the prairie states, where materials have to be hauled long distances, it costs more than in states close to lumber supply.

Wages in the smaller towns are usually lower than in cities and it is quite often the case that stone for foundations can be had in villages for the simple cost of hauling. Local conditions exert great influence on the cost of building, hence when ordering plans the customer will do well to give all the information possible. Generally speaking, if there is a sewer in the street, a system of plumbing with hot and cold water, including the ordinary kitchen and bath room fixtures, can be installed for from \$175 up, with \$200 as the average. If a tank and force pump is added to the system the cost will be about \$40 more. A furnace costs from \$125 to \$200. Steam or hot water heating apparatus costs from \$250 up. Mantels and grates, including tile front and hearth, will cost from \$35 up.

## PLANS CAN BE EXCHANGED WITHOUT FURTHER COST.

Complete plans, details and specifications of any design shown will be sent on receipt of price. If, when the bids are in, the cost exceeds the estimate we have given, the customer may return the plans and receive in return a set of plans for a cheaper house without further cost, the difference in cost of plans to be our compensation for making the exchange. The above is conditioned that the customer send us a list of prices prevailing in his locality, that we may have an opportunity to state before the plans are made whether in our opinion the local cost to build will exceed the estimate given in this book.

## NEW METHODS, MATERIAL, APPARATUS, ETC.

New things are being gotten out continually in this age of progress. This office having been long established, is on the mailing list of nearly all houses doing business with the building trades. We are in constant receipt of literature showing new ideas, which is carefully gone over and filed for future use. We are thus able to give the customer any information he may wish, to tell him where to buy or see particular things. Improvements are being made all the time in heating apparatus, lighting plants, mantels and grates, furnishing hardware and nearly all material used in the equipment of a good house. Such of these as are good we recommend our customers to investigate, inform him as to the strong points, and give advice as to proper installation. We invite our clients to avail themselves of this information bureau, and if we are not able to answer questions ourselves we will refer him to some one who can.

## A COMPLETE SET OF PLANS, DETAILS AND SPECIFICATIONS DESCRIBED.

The following is a list of what is included in a set of plans, details and specifications. Excepting the blank contracts they are all hand work, made to fit each particular case and with the owner's name thereon.

**The Foundation Plan** is drawn to  $\frac{1}{4}$  inch scale and shows the shape and size in feet and inches of all walls, piers, footings and posts in the cellar; of what material and how located; shows size and location of doors, windows or other openings; shows hatchway if any; cellar partitions, plumbing fixtures, chimneys and ash pits and their footings; cistern with inlets and outlets; depth of cellar; location of furnace with its air pipes and cold air supply, and any other features peculiar to the cellar of the particular house.

**The Floor Plans** show the shape and size of all rooms, closets and halls; the location and size of all windows, doors and other openings; gas and electric lights if used; plumbing fixtures, warm air registers or radiators. These plans are drawn to  $\frac{1}{4}$  inch scale.

**The Elevations** are complete working drawings of the exterior of the building, showing everything as it should appear when done. They are accurately drawn to  $\frac{1}{4}$  inch scale, and are susceptible of being measured in every way and are authority on all points. Elevations of three sides of the building are always given and on the more expensive buildings a rear elevation is also sent.

**The Exterior and Interior Details** show the construction of every part of the building. Full size sections are given of all frames, gable and porch finish, cornices, brackets, etc. The interior finish of all doors, windows, and other openings is given, together with all grilles, newel posts, rails and stair finish. These details are drawn on paper 36 inches wide by about 4 feet long. When the object to be detailed is too large to be shown on sheets of this size, scale drawings of large size are given.

**The Specifications** minutely describe the character and quality of all materials required. They explain the uses of the drawings and give rules governing the contractor. They are very explicit on all points and in every way protect the owner's interest. Two blank contracts are sent with each set of plans. These contracts are of most approved form and embody all needed clauses regarding liens, etc.

## EXTRA SERVICES.

**Superintendence** is charged for according to the time required and the distance to be traveled. In making the working plans the intention is to so fully equip the owner with the necessary knowledge that visits will not be necessary. In some cases, however, they are desirable, and the charges for them are made as low as possible. Full superintendence includes the following: Visit to advise and locate site (no charge is made for this visit except expenses); to assist in contracting and start work; to inspect before each payment and to settle before final payment.

**Duplicate Copies of Plans**, if ordered at the time the order is placed, will be furnished for \$2 extra. This means blue-print copies of the floor plans and elevations and foundation plan only. If extra copies of the details are desired they will be furnished at prices ranging between \$1 and \$5, according to size of plan. Extra specifications, \$1 each.

**Bills of Materials** are needed by the owner only if he intends purchasing the materials himself. These will be furnished for one-fifth of the cost of the plans additional.

A bill of materials given for the above will be a list made out in the following manner:

No. of yards of excavating.	A list of the shop work.
No. of perches of stone in foundation.	A list of the hardware.
No. of brick in foundation.	A list of the sheet metal work.
No. of lineal feet of chimney and the estimated cost per foot.	No. of yards of outside painting.
No. of yards of cement floor.	No. of yards and an estimate of cost of interior finishing.
No. of yards of lath and plaster.	An estimate of cost of plumbing and heating apparatus.
A list of the coarse lumber.	

As nearly every manufacturer of shop work has a different way of listing, it is best to send the plans to the mill, ask for a bid on the complete shop bill and let them make their own list. In fact they will usually refuse to bid on other lists than their own and they cannot bid unless the plans are sent. On this account any list of shop work is not of much value for the purpose of getting bids, but will assist the owner or builder in making estimates.

If a list of the coarse lumber which covers the piece stuff, sheathing, shingles, siding and flooring is all that is desired, we will furnish this without extra charge.



# CLASS A.

CONTAINING DESIGNS COSTING MORE THAN \$3,500.



DESIGN A—38.

This is a high grade frame Colonial residence, with many and large rooms elaborately finished. It is provided with every convenience for ease and comfort in living, and on spacious grounds will present an appearance of substantial richness not to be had with a lighter or more ornate style of exterior treatment. It is 45 feet wide and 64 feet long, exclusive of porches—the front porch being 12 feet deep. The cellar is 8 feet deep; first story, 9 feet 10 inches; second story, 8 feet 10 inches. The foundation is of stone with brick division walls in the cellar. Siding is used for exterior covering, with shingled roofs. Cellar under the whole house, divided into heater room, laundry, vegetable room and coal bins. The interior finish in the hall and four rooms below is of quartered white oak of selected grain, and handsomely worked. The finish in the kitchen and second story is of ash. The hall and dining room have a rich and heavy wainscot; the dining room has a handsome beamed ceiling and wood cornices are used in all the rooms finished in oak. The heating is done with hot water in the best style of the art, and the plumbing system has elaborate fixtures and is complete and perfect in every way.

Price of plans, details and specifications is \$160.



## DETAILED ESTIMATE OF COST.

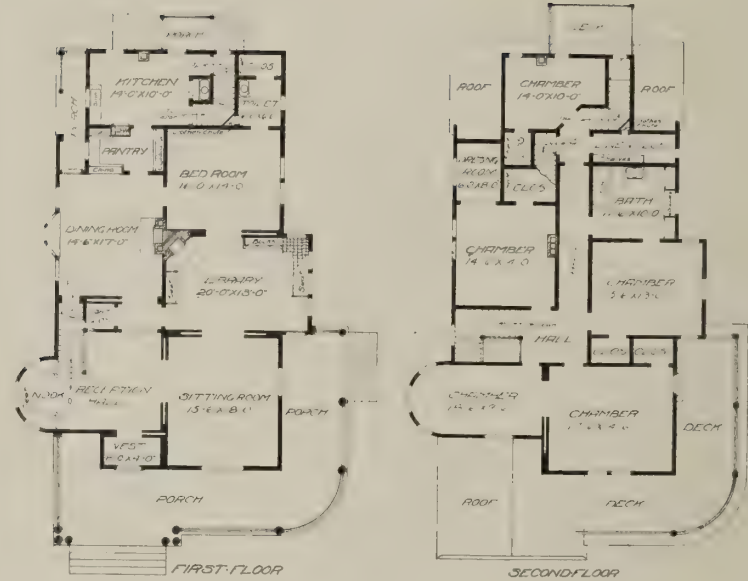
Excavating .....	\$ 150.00	Coarse lumber .....	1650.00
Stone and concrete foundations .....	600.00	Shop work .....	3800.00
Brick foundations .....	90.00	Sheet metal work .....	225.00
Cut stone .....	75.00	Hardware and nails .....	350.00
Chimneys .....	225.00	Glass .....	400.00
Cementing cellar .....	150.00	Painting and finishing.....	850.00
Cistern .....	50.00	Plumbing .....	1500.00
Lath and plaster .....	500.00	Heating .....	1200.00
Total Masonry .....	\$1840.00	Carpenters' labor .....	2000.00
		Total .....	\$13815.00



DESIGN A—39.

This house was designed for a customer desiring a dwelling of generous proportions and to whom a sleeping room on the first floor was a necessity. The rooms are all of good size and the interior trim is of quite an elaborate character, especially in the hall, which is a feature of the house. It is 41 feet wide and 57 feet long, not including the front and rear porches. The cellar is 7 feet deep; first story, 10 feet 2 inches; second story 9 feet 2 inches. Siding is used for exterior covering, except the gables and roofs, which are shingled. There is a cellar under the whole house, with brick interior walls. Quartered white oak is used for trim in the vestibule, halls and four rooms in the first story, and a cheaper wood in the kitchen and the balance of the house. Oak floors, plate glass and other high grade features are liberally used, making the house a complete and satisfactory residence.

Price of plans, details and specifications is \$75.00.



DETAILED ESTIMATE OF COST.

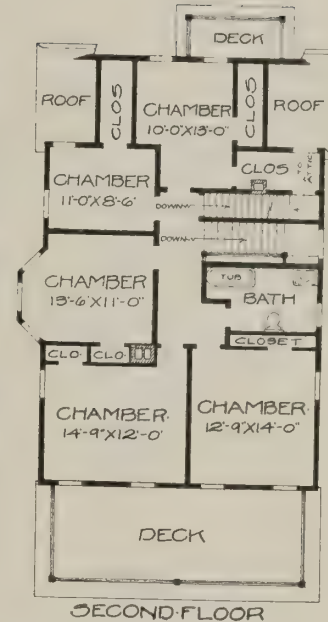
Excavating .....	\$ 60.00	Coarse lumber .....	700.00
Stone walls and footings.....	350.00	Shop work .....	1400.00
Brick walls .....	55.00	Glass .....	260.00
Chimneys .....	135.00	Hardware and nails .....	275.00
Cistern .....	36.00	Sheet metal work .....	150.00
Cementing cellar bottom.....	70.00	Painting and finishing .....	325.00
Plastering .....	320.00	Carpenters' labor .....	900.00
Total Masonry .....	\$1020.00	Plumbing .....	450.00
		Furnace .....	200.00
		Mantels and grates .....	200.00
		Total .....	\$5880.00



DESIGN A—40.

In this dwelling comfort and convenience have been sought, rather than display. While the exterior has been in no way slighted, the use of elaborate detail has been avoided. Much study has been given the floor arrangement and we respectfully ask an examination of it from those seeking a dwelling of this class. It is 32 feet wide and 51 feet long, exclusive of the front porch, which is 10 feet wide. First story, 9 feet 9 inches; second story, 8 feet 2 inches; cellar, 7 feet. Siding is used for exterior covering, except the roofs, which are shingled. There is a cellar under the whole house, divided by wood partitions into furnace room, laundry, vegetable room and coal bin. The hall and the principal rooms below are trimmed with oak; balance of the interior finish is pine. Oak floors are used in the oak trimmed rooms. The heating is by a warm air furnace. The plumbing is of a good character—"tank system"—that is, with hot and cold soft water in all fixtures except closets.

Price of plans, details and specifications is \$45.00.



DETAILED ESTIMATE OF COST.

Excavating .....	\$ 35.00	Coarse lumber .....	525.00
Stone walls and footings.....	250.00	Shop work .....	800.00
Chimneys .....	130.00	Sheet metal work .....	90.00
Cistern .....	25.00	Glass .....	50.00
Cementing cellar .....	45.00	Painting and finishing .....	225.00
Lath and plaster .....	180.00	Hardware and nails .....	175.00
Total Masonry .....	\$ 665.00	Carpenters' labor .....	600.00
		Plumbing .....	400.00
		Mantel and grate .....	100.00
		Furnace .....	160.00
		Total .....	\$3790.00

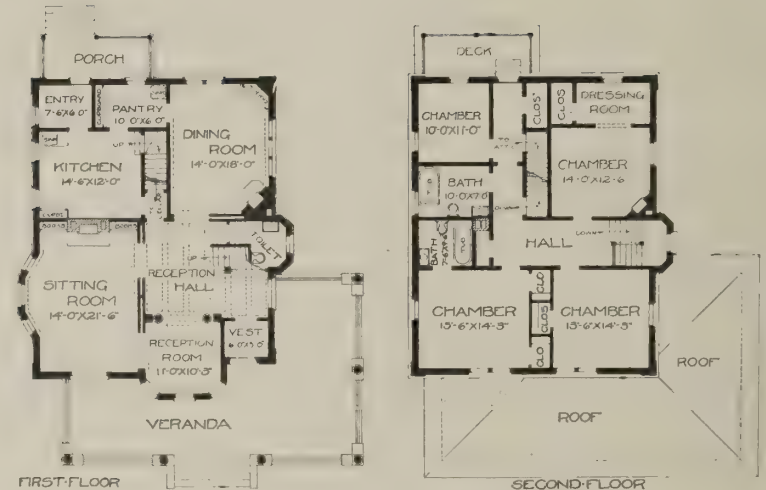




DESIGN A-41.

This is a brick dwelling of medium size, built of the best of materials and with an elaborate system of interior finish. The brick used in the face work is cream colored pressed brick, and the house is richly trimmed with cut stone. The interior is trimmed with hard wood throughout, quartered white oak being used in the vestibule, hall and three rooms below. All finished floors are of oak. Plate glass is used in the principal windows. A heavy paneled wainscot is employed in the vestibule hall and dining room, and the ceiling of hall is well finished with beams and panels. The plumbing and heating plants are complete in every way with high grade fixtures and all conveniences. The house is 38 feet 6 inches wide, and 45 feet 6 inches long, exclusive of porches. Cellar, 8 feet deep; first story, 10 feet 3 inches; second story, 9 feet 3 inches. There is a cellar under the whole house, divided by brick walls into heater room, laundry, vegetable cellar and coal bins.

Price of plans, details and specifications is \$110.00.



DETAILED ESTIMATE OF COST.

Excavating .....	\$ 60.00	Coarse lumber .....	850.00
Brick foundations .....	125.00	Shop work .....	1600.00
Stone foundations and footings .....	375.00	Glass .....	225.00
Cut stone .....	600.00	Hardware and nails .....	275.00
Face brick work .....	1100.00	Sheet metal work .....	150.00
Chimneys .....	100.00	Painting and finishing .....	375.00
Cistern .....	50.00	Carpenters' labor .....	1200.00
Cementing cellar bottom.....	80.00	Plumbing .....	900.00
Lath and plaster .....	300.00	Heating (hot water) .....	1000.00
Total Masonry .....	\$2790.00	Mantels and grates .....	125.00
		Total .....	\$9490.00

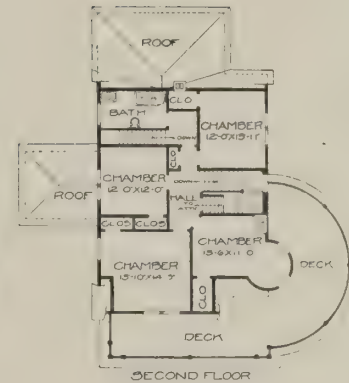
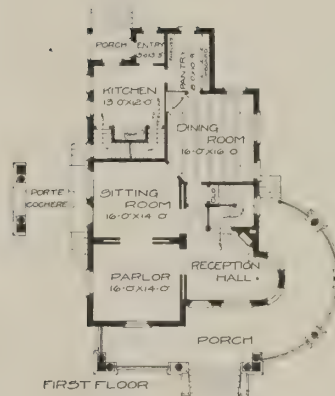
Should it be desired to build this dwelling at a less cost, the house could be built for fully \$2,000 less than the above figures by the employment of less expensive materials than is contemplated in the above estimate.



DESIGN A-42.

This is a brick and frame residence. The first story is veneered with pressed brick of good quality; the second story and gables are shingled, and slate is used for the roof. The materials used in this house are all good and the interior is fairly elaborate. The foundation and the column bases are of closely worked range stone work, and cut stone is used for caps and other trimmings. The shingles on the exterior are stained. The interior trim is of oak in the hall and three rooms below, with cheaper wood for the kitchen and up-stairs finish. Hard wood floors are used in the entire first story and in the hall and bath room in the second story. Paneled wainscoting is used in the dining room, which also has a handsome beamed ceiling. The house is 36 feet wide and 55 feet long, exclusive of porches. Cellar, 7 feet 6 inches deep; first story, 10 feet 3 inches; second story, 9 feet 3 inches. There is a cellar under the whole house, with brick division walls dividing it into all necessary compartments.

Price of plans, details and specifications is \$75.00.



#### DETAILED ESTIMATE OF COST.

Excavating .....	\$ 50.00	Coarse lumber .....	500.00
Stone foundations and footings .....	550.00	Shop work .....	1100.00
Brick foundations .....	75.00	Glass .....	260.00
Cut stone .....	250.00	Hardware and nails .....	250.00
Face brick work .....	400.00	Sheet metal work .....	250.00
Chimneys .....	120.00	Slating .....	300.00
Cistern .....	35.00	Painting and finishing .....	300.00
Cementing cellar bottom.....	55.00	Carpenters' labor .....	1100.00
Lath and plaster .....	260.00	Plumbing .....	400.00
Total Masonry .....	\$1735.00	Furnace .....	200.00
		Mantel and grate .....	100.00
		Total .....	\$6555.00

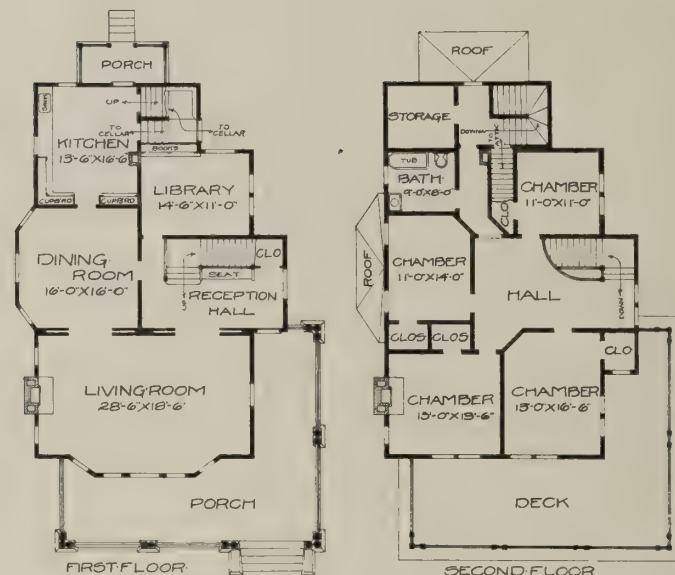
Good and substantial building can be done with less expensive materials and this house erected at a cost of from \$700 to \$1,000 less than the estimate above given.



DESIGN A-43.

In this plan large sized rooms are sought rather than a great number of smaller apartments. The feature of the design is the large living room with its many windows, making it as light and cheerful as can be desired. The hall is large and has a well finished staircase, and the whole interior trim is rich and substantial. In the present case cupboards are used instead of a pantry, but if a pantry is desired, one can easily be placed between the dining room and kitchen. The house is 36 feet 6 inches wide and 53 feet long, exclusive of porches. Cellar, 7 feet 6 inches deep; first story, 9 feet 9 inches; second story, 8 feet 9 inches. The exterior covering is clapboards with shingled roofs. There is a cellar under the whole house, with concrete floor, and is divided into furnace and vegetable rooms, laundry, and coal bins. Oak is used for trim in the hall and principal rooms in first story, with pine or ash trim in the balance of the house.

Price of plans, details and specifications is \$70.00.



#### DETAILED ESTIMATE OF COST.

Excavating .....	\$ 60.00	Coarse lumber .....	600.00
Stone walls and footings.....	375.00	Shop work .....	1200.00
Brick walls .....	60.00	Glass .....	175.00
Cut stone .....	100.00	Hardware and nails .....	190.00
Chimneys .....	140.00	Sheet metal work .....	125.00
Cistern .....	35.00	Painting and finishing .....	250.00
Cementing cellar bottom.....	70.00	Carpenters' labor .....	800.00
Plastering .....	250.00	Plumbing .....	350.00
Total Masonry .....	\$1090.00	Furnace .....	200.00
		Mantels and grates .....	100.00
		Total .....	\$5080.00





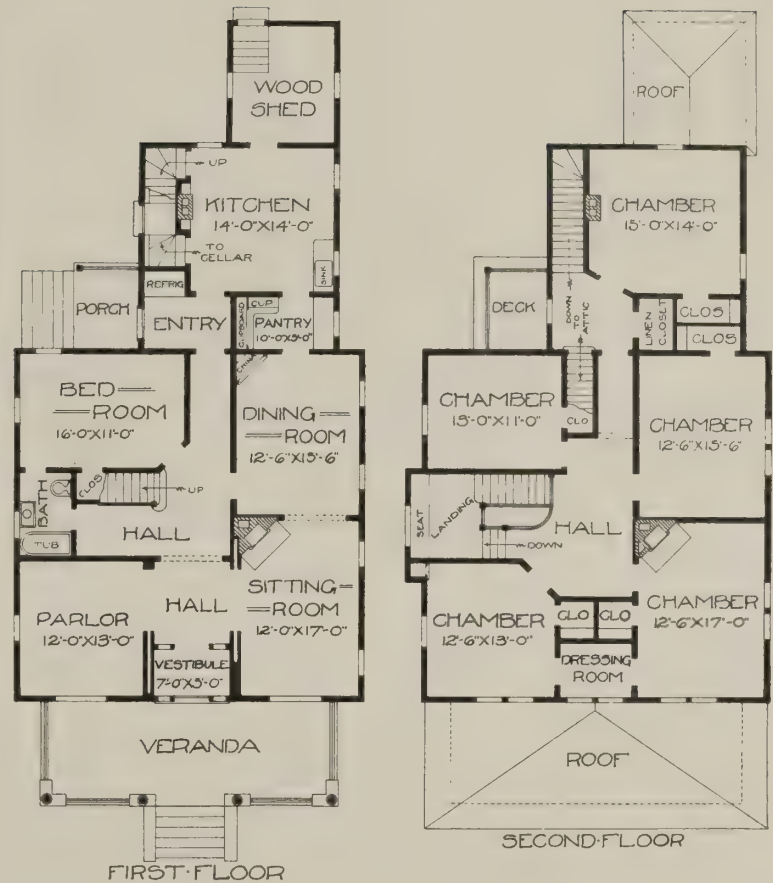
DESIGN A-44.

This is a dwelling having many rooms. It is a square dwelling with Colonial features and with a large central hall. It was designed for a customer wishing a sleeping room below, but if this is not desired the first floor bed room can be used as a library, and a bath room can be easily provided on the second floor. The house is 34 feet wide and 66 feet long, exclusive of the front porch, which is 10 feet wide. Cellar, 7 feet 6 inches deep; first story, 9 feet 6 inches; second story, 8 feet 2 inches. Siding is used for exterior covering up to the line of the second story windows. Balance of second story and the roofs are shingled. There is a cellar under the whole house, with brick division walls. Oak is used for trim in the hall and four rooms below, with less expensive trim in the balance of the house. The interior finish is all of a good character, without being elaborate.

The cost to build is \$5,030.00.

The above figure covers a plumbing system costing \$300, a heating plant costing \$175, and mantels and grates to the amount of \$100.

Price of plans, details and specifications is \$65.00.



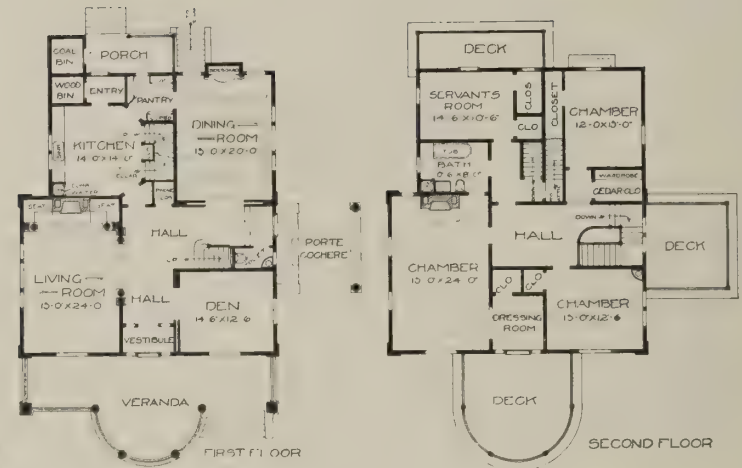
A detailed estimate of the cost of this dwelling will be sent on application.



DESIGN A-45.

A gable roofed Colonial residence, frame construction with slate roof. While the number of rooms here shown is not large, yet they are sufficient for comfortable living, and the details of the finish, both outside and inside, are substantial and rich. Siding is used for exterior covering, except the roofs, which are of selected black slate. The interior is well finished in oak throughout; the finish in the hall and three rooms below being of an exceptionally good character. Oak floors are used in the whole house and plate glass in most windows. The plumbing system provides for good fixtures in every way, while the sum set apart for the heating plant will install a very fine system of hot water heating. The house is 40 feet wide and 50 feet 6 inches long. Cellar, 8 feet deep; first story, 10 feet 2 inches; second story, 9 feet 2 inches. There is a cellar under the whole house, with brick division walls. There is a large billiard room finished in the attic.

Price of plans, details and specifications is \$85.00.



DETAILED ESTIMATE OF COST.

Excavating .....	\$ 60.00	Coarse lumber .....	600.00
Stone foundations and footings .....	450.00	Shop work .....	1800.00
Brick foundations .....	80.00	Glass .....	300.00
Cut stone .....	60.00	Hardware and nails .....	275.00
Chimneys .....	100.00	Sheet metal work .....	200.00
Cistern .....	40.00	Painting and finishing .....	550.00
Cementing cellar bottom.....	70.00	Slatting .....	350.00
Plastering .....	270.00	Carpenters' labor .....	1000.00
Total Masonry .....	\$1130.00	Plumbing .....	150.00
		Heating (hot water) .....	1000.00
		Mantels and grates .....	200.00
		Total .....	\$8055.00

Without disturbing the plan this dwelling can be built for \$1,500 less than the above estimate, by the use of hot air for heating and the adoption of a less elaborate system of interior finish.

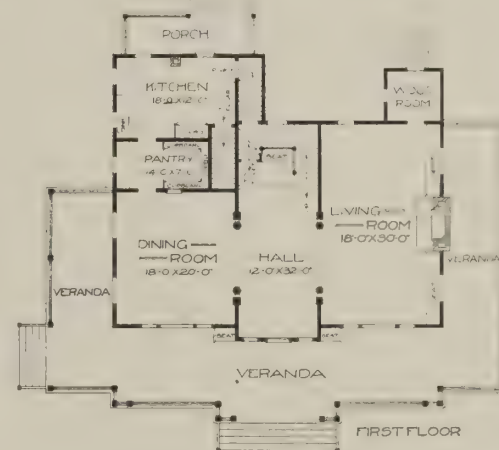
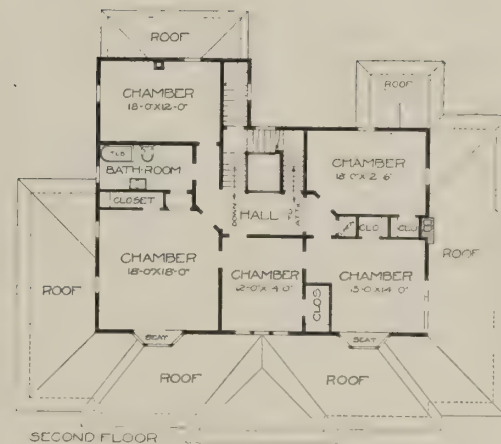


DESIGN A-46.

This house was designed and built for a country residence located a few miles from the city. No attempt has been made for display, the object being to get large and generous rooms, plenty of porch room, and all the conveniences of a city dwelling. While the exterior is plain, the interior has a certain degree of elaborateness, and good materials have been used throughout. The hall, living room and dining room in the first story have hardwood floors, and the balance of the house has yellow pine floors, polished and finished for the use of rugs. Oak is used for trim in the principal apartments below and yellow pine in the balance of the house. The house is 50 feet wide and 43 feet deep, exclusive of porches. The cellar is 8 feet deep; first story, 10 feet 6 inches; second story, 8 feet 10 inches. There is a cellar under about two-thirds of the house, giving room enough for all necessary compartments.

Cost to build, including a gas plant, plumbing and heating systems, is \$6,800.00. An itemized statement of the cost will be furnished on application.

Price of plans, details and specifications is \$75.00.





# CLASS B.

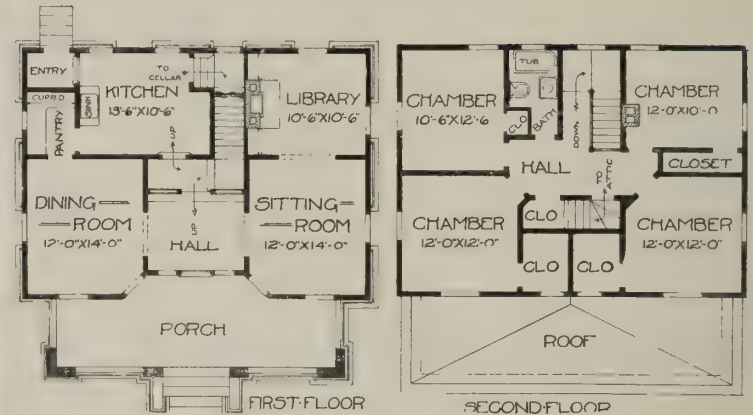
CONTAINS DESIGNS COSTING BETWEEN \$1,725 and \$3,500.



DESIGN B—73.

This house was designed to meet the demand for a medium priced Colonial dwelling that should be complete in every way and with sufficient rooms to provide comfortably for a fair sized family. The house has a good outline, and without elaborate details makes a handsome and rich appearance. It is 36 feet wide and 26 feet deep, not including the front porch. Cellar, 7 feet deep; first story, 9 feet 6 inches; second story, 8 feet 4 inches. The foundation is a stone wall with cement coping. Siding is used for exterior covering, with shingled roof. There is a cellar under the whole house, separated by wood partitions into furnace room, laundry, vegetable room, and coal bin. Oak is used for trim in the hall and three rooms below, with yellow pine in the balance of the house. The oak finished rooms have also oak floors.

Price of plans, details and specifications is \$35.00.



DETAILED ESTIMATE OF COST.

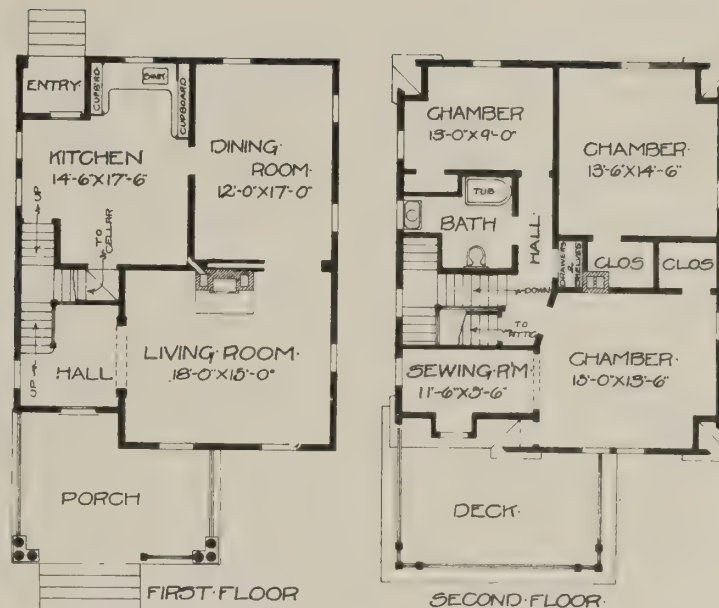
Excavating .....	\$ 20.00
Stone work .....	200.00
Chimney .....	60.00
Cistern .....	25.00
Cementing cellar .....	40.00
Lath and plaster .....	160.00
Coarse lumber .....	325.00
Shop work .....	450.00
Glass .....	45.00
Tin work .....	60.00
Hardware and nails .....	100.00
Painting and finishing .....	125.00
Plumbing .....	300.00
Furnace .....	130.00
Mantel .....	50.00
Carpenters' labor .....	400.00
Total .....	\$2400.00



DESIGN B—74.

A complete home for a small family, having every convenience for comfortable living and a pleasing external appearance. The house was designed for a family who "does its own work," and convenience of floor arrangement has been the end sought. It is 28 feet wide and 34 feet deep. Cellar, 7 feet deep; first story, 9 feet 4 inches; second story, 8 feet 2 inches. Siding is used for outside covering on first story, and shingles on second story, gables and roofs. Oak is used for trim in the hall, living room and dining room in first story, and yellow pine in the balance of the house. There is a cellar under the whole house, divided by wood partitions into three compartments.

Price of plans, details and specifications is \$35.00.



DETAILED ESTIMATE OF COST.

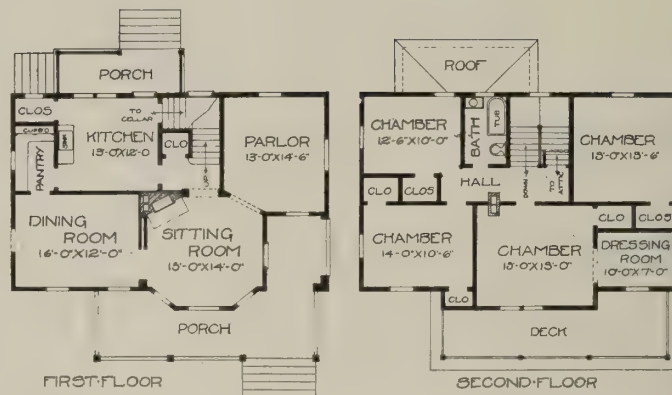
Excavating .....	\$ 25.00	Coarse lumber .....	350.00
Stone walls and footings.....	210.00	Shop work .....	450.00
Chimneys .....	65.00	Glass .....	40.00
Cistern .....	25.00	Sheet metal work .....	60.00
Cementing cellar .....	40.00	Hardware and nails .....	125.00
Lath and plaster .....	165.00	Painting and finishing .....	150.00
Total Masonry .....	\$ 530.00	Carpenters' labor .....	375.00
		Plumbing .....	250.00
		Furnace .....	125.00
		Mantel and grate .....	50.00
		Total .....	\$2505.00



DESIGN B—75.

A house fitted for building in the country or on a wide city lot. The arrangement is good in that it gives the principal rooms on the street front. If it is desired, the parlor can be used as a library, this being the use to which this room is put in very many cases. The house is 41 feet wide and 28 feet deep, exclusive of porches. Cellar, 7 feet deep; first story, 9 feet 6 inches; second story, 8 feet 4 inches. Siding is used for exterior covering, except gables and roofs, which are shingled. Oak is used for trim in three rooms in first story, with pine in the balance of the house. There is a cellar under the whole house, separated by wood partitions into all necessary compartments.

Price of plans, details and specifications is \$35.00.



DETAILED ESTIMATE OF COST.

Excavating .....	\$ 30.00	Coarse lumber .....	400.00
Stone walls and footings.....	225.00	Shop work .....	380.00
Chimney .....	70.00	Glass .....	45.00
Cistern .....	25.00	Sheet metal work .....	70.00
Cementing cellar .....	45.00	Hardware and nails .....	110.00
Lath and plaster .....	170.00	Painting and finishing .....	140.00
Total Masonry .....	\$ 565.00	Carpenters' labor .....	400.00
		Plumbing .....	250.00
		Furnace .....	185.00
		Mantel and grate .....	50.00
		Total .....	\$2545.00

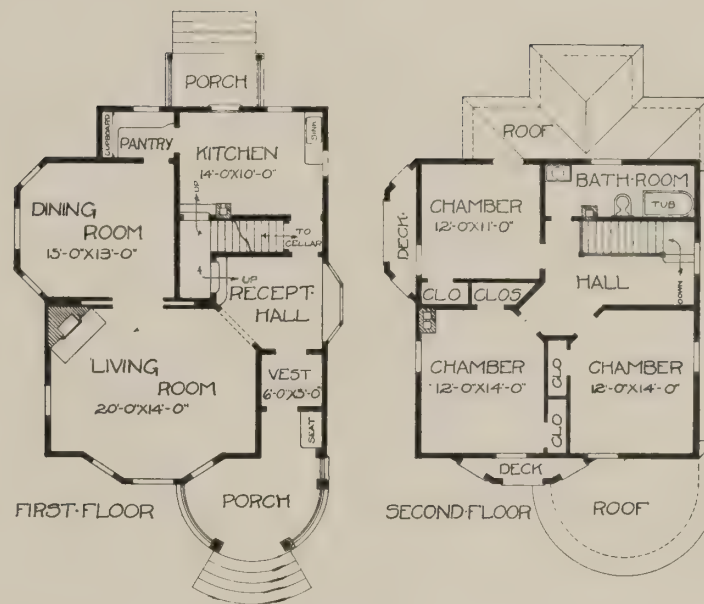




DESIGN B—76.

A square house of moderate cost, with a large living room in front. Such houses as this have been in great demand, especially since there has been such an advance in the cost of building. By using this arrangement a parlor is dispensed with, which saves an extra room and makes it possible to have the other rooms larger. In this dwelling there has been no attempt at display as to exterior, the idea being to get a comfortable and convenient house at small cost. The house is 30 feet 6 inches wide and 36 feet 6 inches long, not including the porches. Cellar, 7 feet deep; first story, 9 feet 6 inches; second story, 8 feet 2 inches. Siding is used for exterior covering up to the line of the second story windows. Balance of second story and roofs are shingled. Oak is used for trim in the hall and two rooms, and pine in the balance of the house. Cellar under whole house, with wood division walls.

Price of plans, details and specifications is \$30.00.



DETAILED ESTIMATE OF COST.

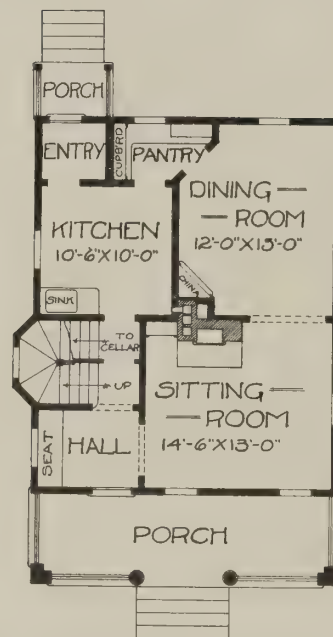
Excavating .....	\$ 25.00	Coarse lumber .....	375.00
Stone foundations and footings .....	200.00	Shop work .....	375.00
Chimneys .....	100.00	Glass .....	35.00
Cementing cellar .....	35.00	Sheet metal work .....	45.00
Cistern .....	25.00	Hardware and nails .....	120.00
Lath and plaster .....	160.00	Painting and finishing.....	125.00
		Carpenters' labor.....	375.00
Total Masonry .....	\$ 545.00	Plumbing .....	250.00
		Furnace .....	125.00
		Mantel and grate .....	40.00
		Total .....	\$2410.00



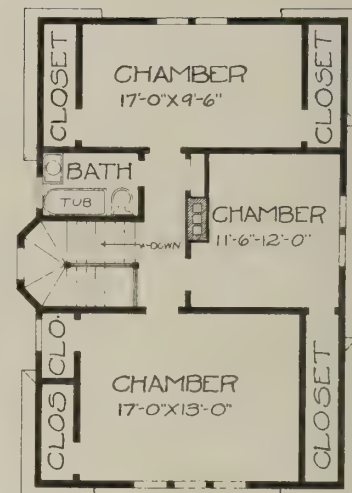
DESIGN B-77.

A comfortable gambrel roofed cottage, in which every foot of space is utilized, and upon which much study has been expended to make it easy to work in. It is such a dwelling as people in moderate circumstances can afford to build and enjoy all modern conveniences. It is 25 feet 6 inches wide and 36 feet 6 inches long, including the front porch. Cellar is 7 feet deep; first story, 9 feet 2 inches; second story, 8 feet 2 inches. Siding is used for exterior covering, except gables and roofs, which are shingled. Yellow pine is used for interior trim throughout. The floors in the hall and two rooms below are also of yellow pine, smoothed and polished. There is a cellar under the whole house without divisions.

Price of plans, details and specifications is \$30.00.



FIRST FLOOR



SECOND FLOOR

DETAILED ESTIMATE OF COST.

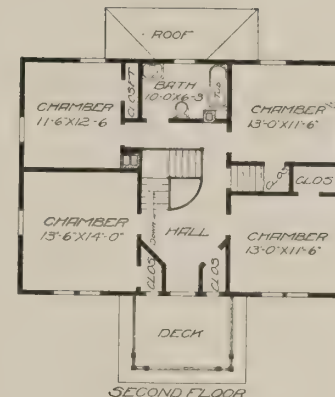
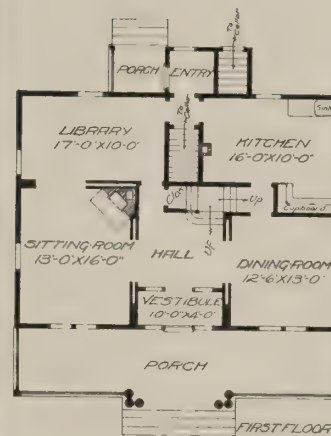
Excavating .....	\$ 20.00	Coarse lumber .....	350.00
Stone walls and footings.....	190.00	Shop work .....	375.00
Chimney .....	75.00	Glass .....	30.00
Cementing cellar .....	30.00	Sheet metal work .....	30.00
Cistern .....	25.00	Hardware and nails .....	110.00
Lath and plaster .....	150.00	Painting and finishing .....	110.00
Total Masonry .....	\$ 490.00	Carpenters' labor .....	375.00
		Plumbing .....	225.00
		Furnace .....	125.00
		Mantel and grate .....	40.00
		Total .....	\$2260.00



DESIGN B—78.

A design for a square dwelling such as is greatly in demand at the present time. For the sake of economy in building the outline is simple, with few decorative features, but the interior has convenience of arrangement and comfort. As the plan shows it is best fitted for a lot having an eastern frontage, but it could be made to fit any frontage by covering those parts of the front porch that are now uncovered. The house is 38 feet 6 inches wide and 33 feet deep, not including the front porch. Cellar, 7 feet deep; first story, 9 feet 6 inches; second story, 8 feet 4 inches. Siding is used for exterior covering, except roofs, which are shingled. Oak is used for trim in the vestibule, hall and three rooms below, with pine in the balance of the house. Cellar under the whole house, with wood partitions.

Price of plans, details and specifications is \$35.00.



#### DETAILED ESTIMATE OF COST.

Excavating .....	\$ 30.00	Coarse lumber .....	375.00
Stone walls and footings.....	230.00	Shop work .....	500.00
Chimneys .....	120.00	Glass .....	50.00
Cementing cellar .....	50.00	Sheet metal work .....	75.00
Cistern .....	25.00	Hardware and nails .....	120.00
Lath and plaster .....	200.00	Painting and finishing .....	150.00
Total masonry .....	\$ 655.00	Carpenters' labor .....	450.00
		Plumbing .....	250.00
		Furnace .....	140.00
		Mantel and grate .....	50.00
		Total .....	\$2825.00

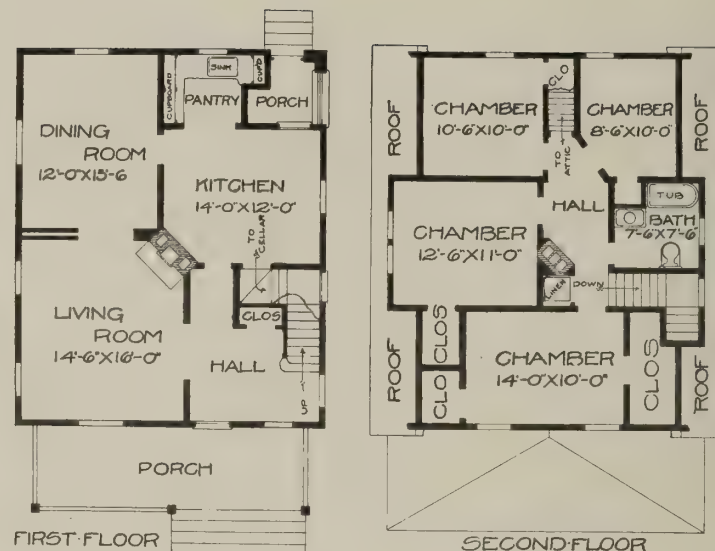




DESIGN B—79.

This house has been built in several places and always with great satisfaction to the owners. Without being large or expensive to build, it has accommodations for an average family and is fitted with every convenience. On the average city lot of 40 or 50 feet frontage it makes a desirable home for people of moderate means. It is 27 feet 6 inches wide and 35 feet deep, not including the front porch. Cellar, 7 feet deep; first story, 9 feet 6 inches; second story, 8 feet 2 inches. The first story is covered with siding; second story, gables and roofs are shingled. Oak is used for trim in the hall and two rooms below, and pine in the balance of the house. There is a cellar under the whole house, divided into three rooms with wood partitions.

Price of plans, details and specifications is \$30.00.



DETAILED ESTIMATE OF COST.

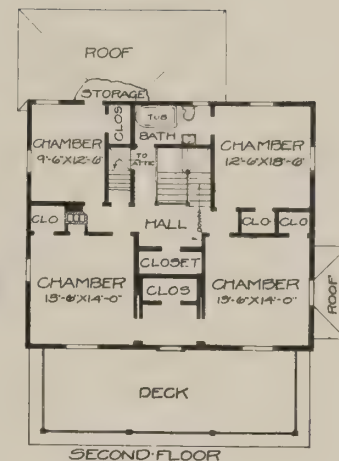
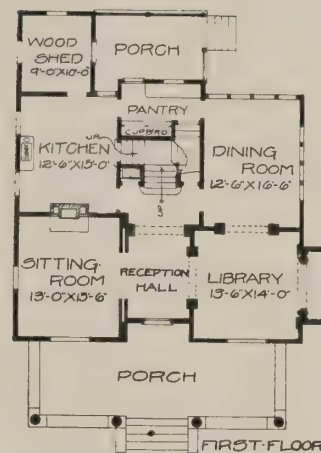
Excavating .....	\$ 20.00	Coarse lumber .....	325.00
Stone walls and footings.....	160.00	Shop work .....	375.00
Chimney .....	65.00	Glass .....	30.00
Cementing cellar bottom.....	40.00	Hardware and nails .....	100.00
Cistern .....	25.00	Sheet metal work .....	30.00
Lath and plaster .....	170.00	Painting and finishing .....	120.00
Total Masonry .....	\$ 480.00	Carpenters' labor .....	375.00
		Plumbing .....	240.00
		Furnace .....	125.00
		Mantel and grate .....	45.00
		Total .....	\$2245.00



DESIGN B-80.

A square house of a good grade, but fitted for suburban or country building, having a good exterior outline and with a comfortable floor arrangement. The house has a large and well lighted attic, in which a billiard room or chambers could be had if desired. The house is 40 feet 6 inches wide and 42 feet 6 inches deep, not including the front porch. Cellar, 7 feet deep; first story, 10 feet 2 inches; second story, 9 feet 2 inches. Siding is used for exterior covering; roofs, slate. Oak is used for trim in the hall and three rooms below, and pine in the balance of the house. Oak floors in the hall, sitting room, library and dining room. There is a cellar under the whole house, divided into furnace room, laundry, vegetable room, and coal bin.

Price of plans, details and specifications is \$40.00.



DETAILED ESTIMATE OF COST.

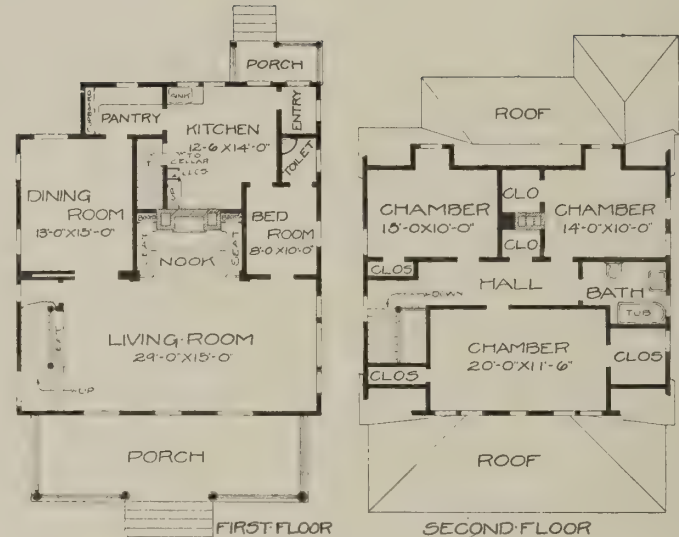
Excavating .....	\$ 35.00	Coarse lumber .....	450.00
Stone walls and footings.....	275.00	Shop work .....	600.00
Brick walls .....	45.00	Glass .....	60.00
Chimney .....	90.00	Sheet metal work .....	100.00
Cementing cellar .....	50.00	Hardware and nails .....	150.00
Cistern .....	25.00	Slating .....	225.00
Lath and plaster .....	200.00	Painting and finishing .....	200.00
Total Masonry .....	\$ 720.00	Carpenters' labor .....	600.00
		Plumbing .....	300.00
		Furnace .....	175.00
		Manuel .....	60.00
		Total .....	\$3640.00



DESIGN B-81.

This plan is a novelty in floor arrangement, but has many features to commend it. The living room, with its large, comfortable ingle nook is, of course, the main feature of the plan. The small bed room off the library is intended for use as a sort of supplementary sleeping room, by a doctor making late calls or by others whose business requires them to be out late. If not used for this purpose it would make an admirable den or small library. The house is 35 feet wide and 38 feet deep, not including porches. Cellar, 7 feet deep; first story, 9 feet 6 inches; second story, 8 feet 4 inches. Siding is used for exterior covering of first story; second story, gables and roofs are shingled. Oak is used for trim in three rooms below; balance of interior finish is yellow pine. There is a cellar under the whole house, separated by wood partitions into three rooms.

Price of plans, details and specifications is \$35.00.



DETAILED ESTIMATE OF COST.

Excavating .....	\$ 25.00	Coarse lumber .....	400.00
Stone walls and footings.....	230.50	Shop work .....	400.00
Chimney .....	120.50	Glass .....	40.00
Cementing cellar .....	40.00	Sheet metal work .....	35.00
Cistern .....	25.00	Hardware and nails .....	120.00
Lath and plaster .....	175.60	Painting and finishing .....	130.00
<b>Total Masonry .....</b>	<b>\$ 615.00</b>	Carpenters' labor .....	450.00
		Plumbing .....	250.00
		Furnace .....	130.00
		Mantel and grate .....	50.00
		<b>Total .....</b>	<b>\$2620.00</b>

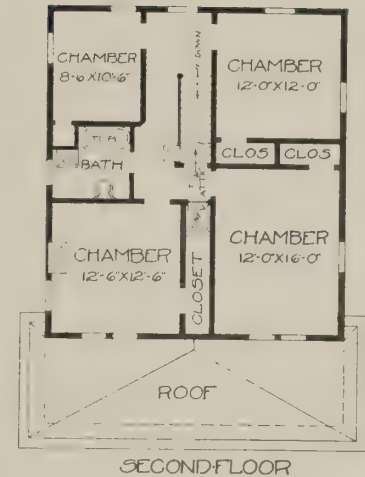
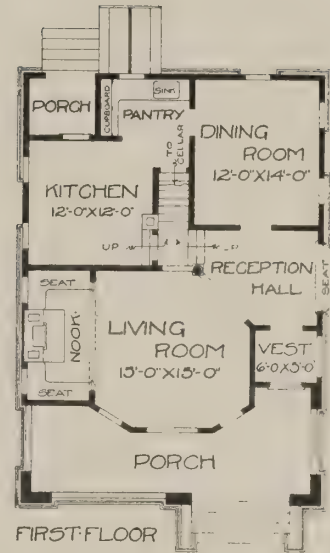




DESIGN B-82.

A square dwelling, new in design and with very complete floor plan. The cut shows the house as it is actually built on a city lot of 45 feet. The exterior finish is similar to that of design B-73, both having the cement water-table and the strong cornice projection. With the body of the house painted white and all roofs stained black, the appearance is very good. The house is 29 feet wide and 34 feet 6 inches deep, not including front porch. Cellar, 7 feet deep; first story, 9 feet 6 inches; second story, 8 feet 4 inches. The exterior covering is of siding, except the roof, which is shingled. The roof of front porch is of tin. Oak is used for trim in the hall and two rooms below, and pine in the balance of the house. Oak floors are used in the oak finished rooms. There is a cellar under the whole house, divided by wood partitions into three rooms.

Price of plans, details and specifications is \$35.00.



#### DETAILED ESTIMATE OF COST.

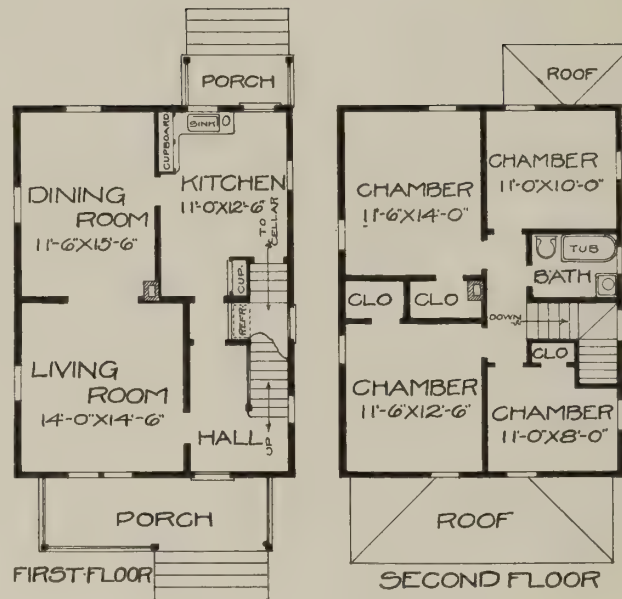
Excavating .....	\$ 25.00	Coarse lumber .....	385.00
Stone walls and footings.....	200.00	Shop work .....	450.00
Chimneys .....	110.00	Glass .....	50.00
Cistern .....	25.00	Hardware and nails .....	120.00
Cementing cellar bottom .....	40.00	Sheet metal work .....	75.00
Lath and plaster .....	175.00	Painting and finishing .....	150.00
'Total Masonry .....	\$ 575.00	Carpenters' labor .....	400.00
		Plumbing .....	250.00
		Furnace .....	125.00
		Mantel and grate .....	50.00
		Total .....	\$2630.00



DESIGN B—83.

In the designing of this cottage everything except substantial building has been sacrificed for economy. Expensive detail, both outside and inside, has been avoided, the idea being to get a complete little house with modern conveniences at the lowest price consistent with good and substantial construction. The house is 24 feet wide and 32 feet deep, not including porches. Cellar, 7 feet deep; first story, 9 feet 2 inches; second story, 8 feet 2 inches. Siding is used for exterior covering, except gables and roofs, which are shingled. Yellow pine is used for interior trim throughout, except front stairs, which are oak. There is a cellar under the whole house, with earth banks.

Price of plans, details and specifications is \$28.00.



DETAILED ESTIMATE OF COST.

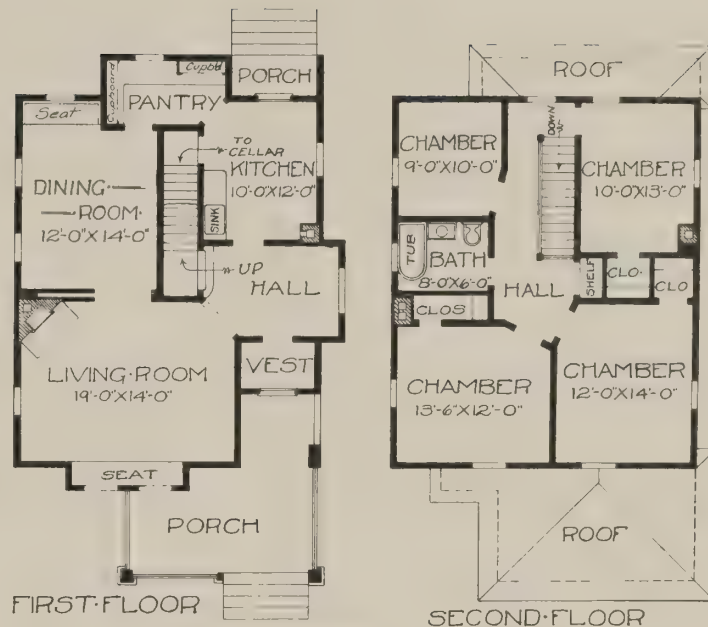
Excavating .....	\$ 20.00	Coarse lumber .....	300.00
Stone walls and footings.....	100.00	Shop work .....	350.00
Chimney .....	35.00	Glass .....	25.00
Cementing cellar bottom.....	30.00	Hardware and nails .....	80.00
Cistern .....	25.00	Sheet metal work .....	25.00
Lath and plaster .....	140.00	Painting and finishing .....	100.00
Total Masonry .....	\$ 350.00	Carpenters' labor .....	300.00
		Plumbing .....	225.00
		Furnace .....	110.00
		Total .....	\$1865.00



DESIGN B—84.

This is another square house, giving the needed rooms for a good sized family. It has the large living room in front, which is now so much sought for, and a good sized reception hall, from which practically nothing is taken by the stairs. The house is 27 feet wide and 36 feet deep, not including the front porch. Cellar, 7 feet deep; first story, 9 feet 6 inches; second story, 8 feet 2 inches. Siding is used for exterior covering up to the bottom of the second story windows. Balance of exterior and roofs are shingled. Oak is used for trim in the vestibule, hall, living room and dining room, and pine in the balance of the house. There is a cellar under the whole house, divided by wood partitions into three rooms.

Price of plans, details and specifications is \$30.00.



DETAILED ESTIMATE OF COST.

Excavating .....	\$ 25.00	Coarse lumber .....	390.00
Stone foundations and footings .....	200.00	Shop work .....	400.00
Chimneys .....	110.00	Glass .....	50.00
Cementing cellar bottom.....	35.00	Hardware and nails .....	110.00
Cistern .....	25.00	Sheet metal work .....	30.00
Lath and plaster .....	175.00	Painting and finishing .....	125.00
Total Masonry .....	\$ 570.00	Carpenters' labor .....	400.00
		Plumbing .....	250.00
		Furnace .....	125.00
		Mantel and grate .....	50.00
		Total .....	\$2500.00

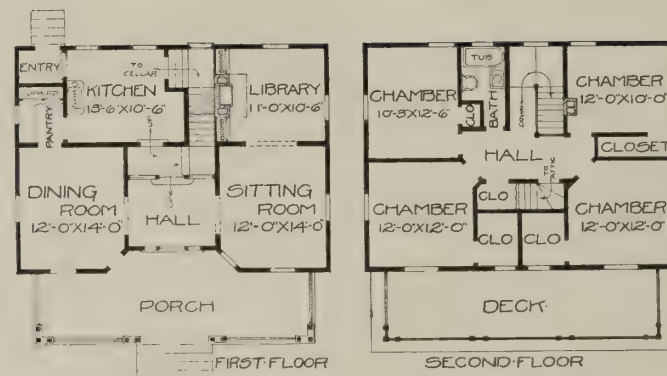




DESIGN B-85.

This house has the same floor plan as B-73, but with an exterior differently treated for the purpose of using colors in painting. The color scheme is to use shingle stains on the roof and down to the bottom of the second story windows, coloring the shingles a leather brown color. The balance of the outside woodwork should be painted an ivory white. Other colors than brown can be used on the shingles, but if it is done the painting color should be changed to harmonize with the stain. The house is 36 feet wide and 26 feet deep, not including the front porch. Cellar, 7 feet deep; first story, 9 feet 6 inches; second story, 8 feet 4 inches. Siding is used up to the second story windows. Balance of exterior and roofs shingled. Oak is used for trim in the hall and three rooms below. Balance of the interior finish is pine. Cellar under the whole house, divided by wood partitions into three rooms.

Price of plans, details and specifications is \$35.00.



DETAILED ESTIMATE OF COST.

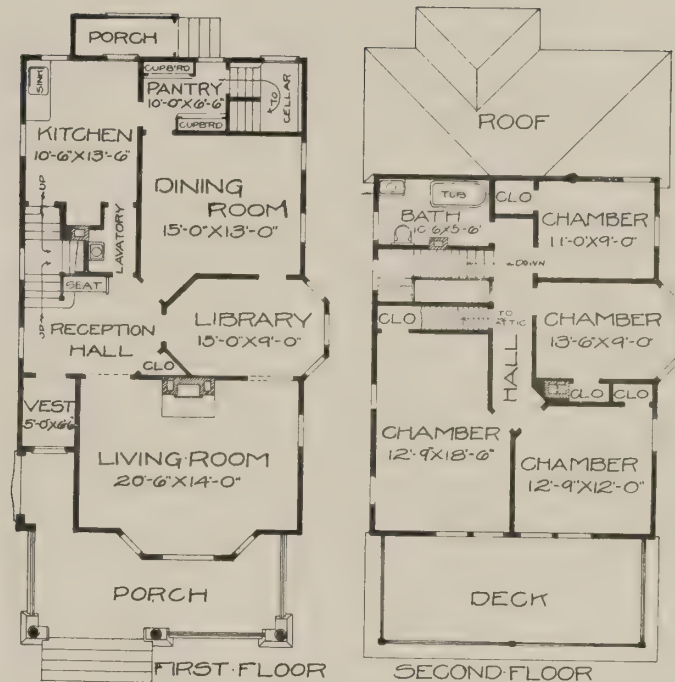
Excavating .....	\$ 20.00	Coarse lumber .....	300.00
Stone walls and footings.....	185.00	Shop work .....	475.00
Chimney .....	60.00	Glass .....	40.00
Cementing cellar bottom.....	40.00	Sheet metal work .....	60.00
Cistern .....	25.00	Hardware and nails .....	100.00
Lath and plaster .....	160.00	Painting and finishing .....	125.00
Total Masonry .....	\$ 490.00	Carpenters' labor .....	375.00
		Plumbing .....	300.00
		Furnace .....	130.00
		Mantel and grate .....	45.90
		Total .....	\$2440.00



DESIGN B-86.

A house having a handsome hall, large living room in front and with a library or den off the living room. This floor plan has been used many times and seems to be exactly the arrangement that many families require. There is a passage direct from the kitchen to the hall, with a lavatory therein, so that in answering the door bell the domestics do not have to go around through the other rooms. The house is fitted for building on either a corner or an inside lot, and makes a desirable home at a reasonable price. The house is 30 feet wide and 45 feet 6 inches long. Cellar, 7 feet deep; first story, 9 feet 2 inches; second story, 8 feet 2 inches. Siding is used for exterior covering, except sides of dormers and roof, which are shingled. Oak is used for trim in the vestibule, hall and three rooms below, and pine in the balance of the house. There is a cellar under the whole house, divided into three rooms by wood partitions.

Price of plans, details and specifications is \$40.00.



DETAILED ESTIMATE OF COST.

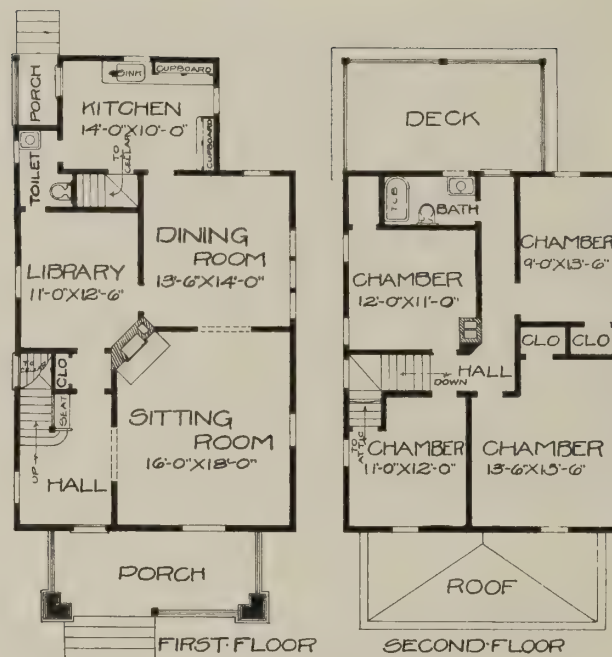
Excavating .....	\$ 35.00	Coarse lumber .....	475.00
Stone walls and footings.....	290.00	Shop work .....	650.00
Chimneys .....	130.00	Sheet metal work .....	90.00
Cistern .....	25.00	Glass .....	50.00
Cementing cellar .....	45.00	Painting and finishing .....	200.00
Lath and plaster .....	180.00	Hardware and nails .....	150.00
		Carpenters' labor .....	500.00
Total Masonry .....	\$ 705.00	Plumbing .....	350.00
		Furnace .....	140.00
		Mantel and grate .....	60.00
		Total .....	\$3370.00



DESIGN B-87.

This is another dwelling designed to meet the demand for homes having a library that can be converted into an emergency bed room in case of sickness. All other necessary apartments of the ordinary dwelling are provided well and conveniently arranged. If a pantry is desired instead of cupboards, one can be easily had at the rear of the dining room. The house is 26 feet wide and 44 feet deep. Cellar, 7 feet deep; first story, 9 feet 2 inches; second story, 8 feet 2 inches. Siding is used up to the bottom of second story windows. Balance of second story and roof is shingled. The roof over the rear part is flat and of tin, made so for the purpose of providing a place for airing bedding. Oak is used for trim in the hall and three rooms below. Balance of the interior finish is pine. There is a cellar under the whole house.

Price of plans, details and specifications is \$35.00.



DETAILED ESTIMATE OF COST.

Excavating .....	\$ 30.00	Coarse lumber .....	375.00
Stone walls and footings.....	225.00	Shop work .....	425.00
Chimney .....	60.00	Glass .....	35.00
Cementing cellar bottom.....	40.00	Hardware and nails .....	120.00
Cistern .....	25.00	Sheet metal work .....	100.00
Lath and plaster .....	165.00	Painting and finishing .....	135.00
Total Masonry .....	\$ 545.00	Carpenters' labor .....	350.00
		Plumbing .....	275.00
		Furnace .....	125.00
		Mantel and grate .....	50.00
		Total .....	\$2535.00

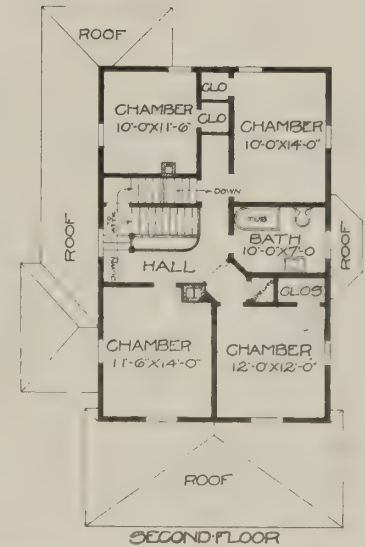
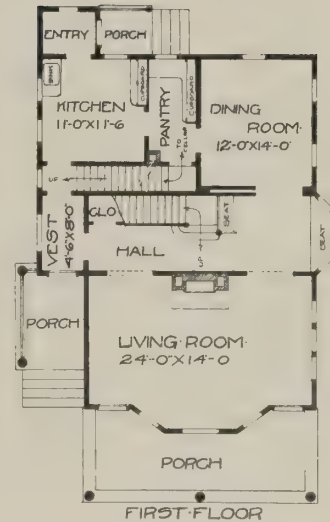




DESIGN B-38.

In this house the large living room and the large reception hall are the principal features of the plan. The large enclosed porch in front of the living room adds much to the attractiveness of the room, and by shading the front windows makes the plan suitable for erection on a lot with a frontage in any direction. The woodwork in the hall is of a good character, making this one of the most attractive apartments of the house. The plan is 32 feet wide and 43 feet 6 inches long, not including front porch. Cellar, 7 feet deep; first story, 9 feet 4 inches; second story, 8 feet 4 inches. Siding is used for exterior covering up to the second story windows. Balance of outside walls and roofs are shingled. Oak is used for trim in the vestibule, hall and two rooms below, and pine in the balance of the house. There is a cellar under the whole house, divided by wood partitions into three rooms.

Price of plans, details and specifications is \$35.00.



#### DETAILED ESTIMATE OF COST.

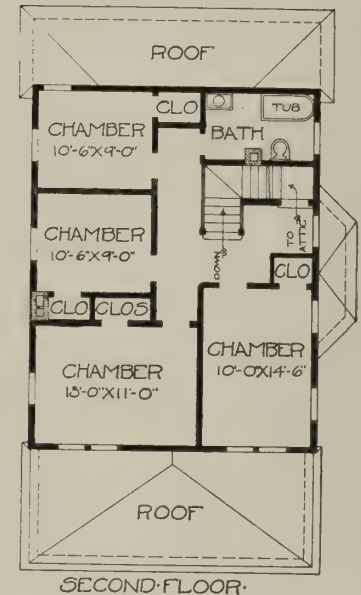
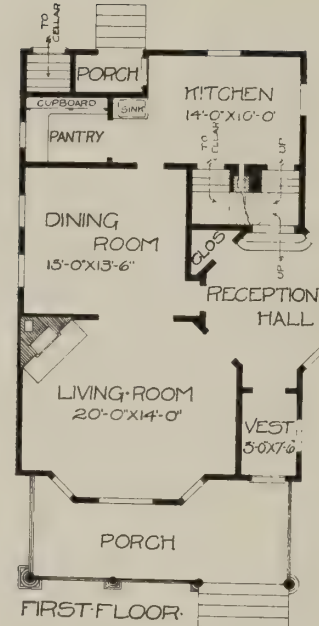
Excavating .....	\$ 35.00	Coarse lumber .....	450.00
Stone walls and footings.....	250.00	Shop work .....	575.00
Chimneys .....	110.00	Glass .....	40.00
Cementing cellar .....	45.00	Hardware and nails .....	140.00
Cistern .....	25.00	Sheet metal work .....	40.00
Lath and plaster .....	210.00	Painting and finishing.....	175.00
Total Masonry .....	\$ 675.00	Carpenters' labor .....	450.00
		Plumbing .....	250.00
		Furnace .....	140.00
		Mantel and grate .....	50.00
		Total .....	\$2985.00



DESIGN B - 89.

A square dwelling simply treated as to exterior, and with a roomy and convenient floor plan. While economy has been practiced in the exterior handling of this plan, yet the appearance in no way suggests severity, the outline being good and the porch details being substantial and with a certain degree of richness. The floor plan is one that is in great favor, giving as it does a roomy reception hall, with little being taken out by stairs. The house is 29 feet wide and 42 feet long, not including front porch. Cellar, 7 feet deep; first story, 9 feet 6 inches; second story, 8 feet 4 inches. Siding is used for exterior covering entirely, except the roof, which is shingled. Oak is used for trim in the vestibule, hall and two rooms below, and pine in the balance of the house. There is a cellar under the whole house, divided by wood partitions into three rooms.

Price of plans, details and specifications is \$35.00.



#### DETAILED ESTIMATE OF COST.

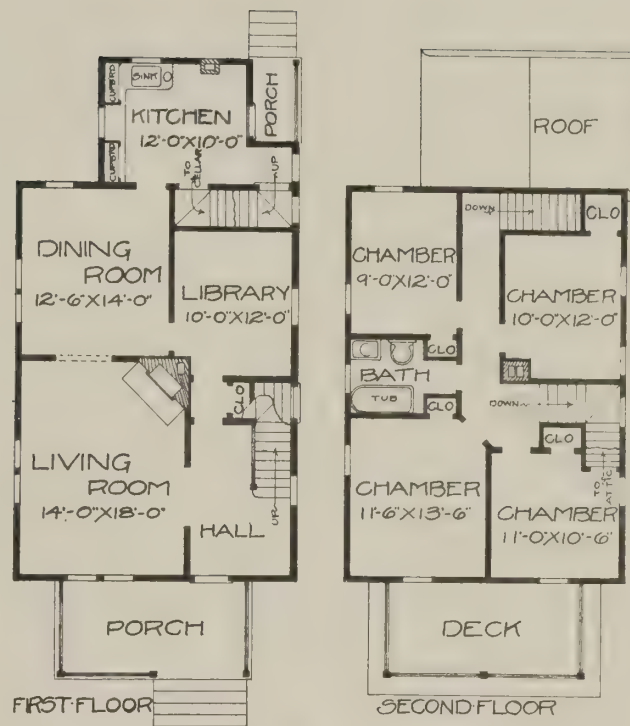
Excavating .....	\$ 25.00	Coarse lumber .....	400.00
Stone walls and footings.....	240.00	Shop work .....	450.00
Chimneys .....	110.00	Glass .....	45.00
Cementing cellar bottom.....	45.00	Hardware and nails .....	110.00
Cistern .....	25.00	Sheet metal work .....	60.00
Lath and plaster .....	185.00	Painting and finishing.....	160.00
Total Masonry .....	\$ 630.00	Carpenters' labor .....	400.00
		Plumbing .....	250.00
		Furnace .....	125.00
		Mantel and grate .....	50.00
		Total .....	\$2680.00



DESIGN B—90.

In this design we have practiced economy as far as it is possible to do so and still do good building. Costly features have been avoided wherever possible, the idea being to get a good house with all conveniences at the lowest possible cost. The dwelling is 24 feet wide and 44 feet long, not including the front porch. Cellar, 7 feet deep; first story, 9 feet two inches; second story, 8 feet 2 inches. Siding is used for exterior covering entirely, except roofs, which are shingled. Yellow pine is used for inside finish throughout, except the front stairs, which are oak. There is a cellar under the whole house, with earth banks. The cellar is not divided, but has plenty of room for a furnace and for the other necessary compartments.

Price of plans, details and specifications is \$30.00.



DETAILED ESTIMATE OF COST.

Excavating .....	\$ 25.00	Coarse lumber .....	325.00
Stone walls and footings.....	110.00	Shop work .....	400.00
Chimney .....	70.00	Glass .....	30.00
Cementing cellar .....	35.00	Hardware and nails .....	85.00
Cistern .....	25.00	Sheet metal work .....	40.00
Lath and plaster .....	155.00	Painting and finishing .....	120.00
Total Masonry .....	\$ 420.00	Carpenters' labor .....	325.00
		Plumbing .....	225.00
		Furnace .....	110.00
		Mantel and grate .....	45.00
		Total .....	\$2125.00

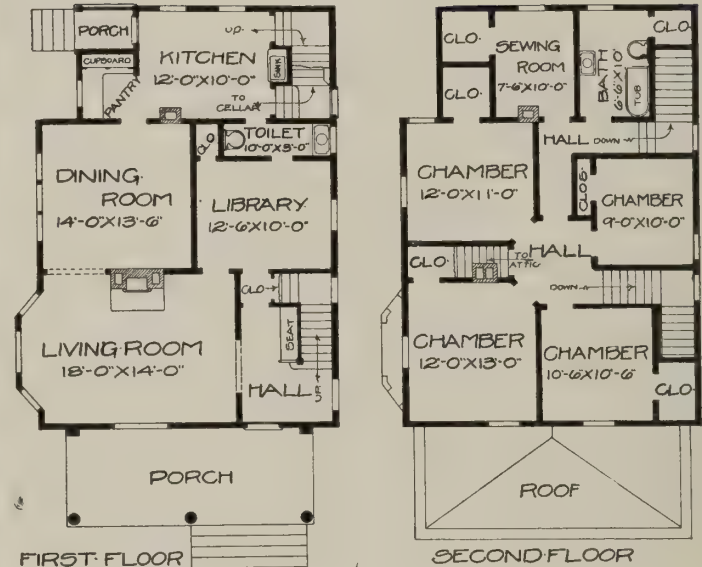




DESIGN B 91.

In this design the endeavor has been to combine a desirable floor plan with a certain degree of elaborateness in finish and still keep the cost of the dwelling within a reasonable figure. The floor plan has the library, which can be made into a bed room if desired, and the large living room in front. The number of sleeping rooms above will care for a good sized family, and the sewing room could be used for a servant's sleeping room if desired. The house is 31 feet wide and 40 feet long, not including the front porch. Cellar, 7 feet deep; first story, 9 feet 2 inches; second story, 8 feet 2 inches. Siding is used for exterior covering, except the roofs, which are shingled. Oak is used for trim in the hall and three rooms below, and pine in the balance of the house. There is a cellar under the whole house, divided by wood partitions into three rooms.

Price of plans, details and specifications is \$35.00.



DETAILED ESTIMATE OF COST.

Excavating .....	\$ 30.00	Coarse lumber .....	400.00
Stone walls and footings.....	225.00	Shop work .....	475.00
Chimneys .....	125.00	Glass .....	40.00
Cementing cellar bottom.....	40.00	Hardware and nails .....	120.00
Cistern .....	25.00	Sheet metal work .....	100.00
Lath and plaster .....	170.00	Painting and finishing.....	150.00
Total Masonry .....	\$ 615.00	Carpenters' labor .....	400.00
		Plumbing .....	300.00
		Furnace .....	140.00
		Mantel and grate .....	50.00
		Total .....	\$2790.00

# CLASS C.

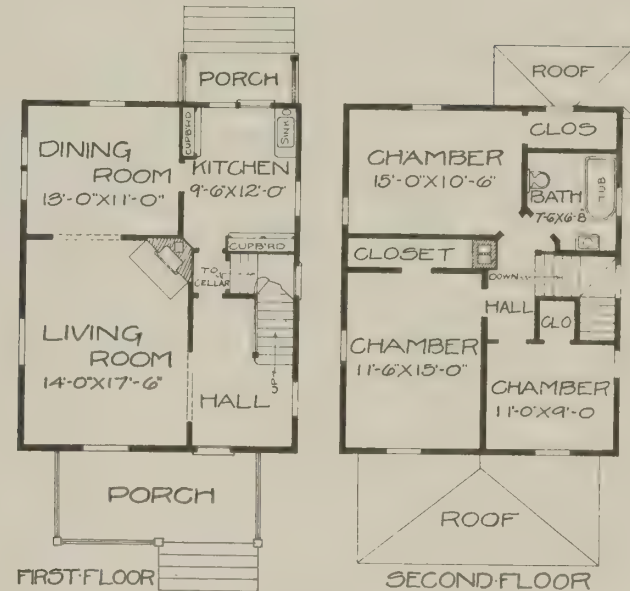
CONTAINING DESIGNS COSTING LESS THAN \$1,725.



DESIGN C—63.

This is a low cost cottage in which the room sizes have been condensed as much as is possible for purposes of economy. It makes a convenient dwelling for a small family and has the comforts and conveniences usually found in more pretentious houses. It is a very popular design, having been built many times in various localities. It is 24 feet wide and 30 feet long, not including the front porch. Cellar, 7 feet deep; first story, 9 feet 2 inches; second story, 8 feet 2 inches. Siding is used up to the bottom of second story windows. Balance of exterior and roofs are shingled. Pine is used for interior finish throughout, except the front stairs, which are oak. There is a cellar under the whole house with earth banks.

Price of plans, details and specifications is \$25.00.



## DETAILED ESTIMATE OF COST.

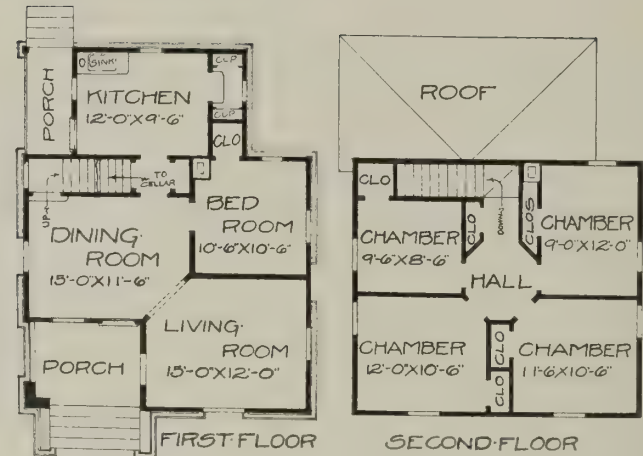
Excavating .....	\$ 20.00	Coarse lumber .....	275.00
Stone walls and footings.....	90.00	Shop work .....	300.00
Chimney .....	65.00	Glass .....	20.00
Cistern .....	25.00	Hardware and nails .....	70.00
Cementing cellar .....	30.00	Sheet metal work .....	20.00
Lath and plaster .....	130.00	Painting and finishing .....	100.00
Total Masonry .....	\$ 360.00	Carpenters' labor .....	300.00
		Plumbing .....	225.00
		Furnace .....	100.00
		Mantel and grate .....	40.00
		Total .....	\$1810.00



DESIGN C—64.

This is a square cottage designed for people who must have a dwelling capable of caring for a large family, that can be built at a low cost. Every method of keeping down cost consistent with good construction has been employed. To those not desiring a down stairs bed room, that room can be used as a library, in which case a door should be opened into the living room. The house is 27 feet wide and 34 feet long. Cellar, 7 feet deep; first story, 9 feet; second story, 8 feet. Siding is used for exterior covering entirely, except roofs, which are shingled. Yellow pine is used for interior trim throughout. There is a cellar under the central part of house only. Cellar has earth banks.

Price of plans, details and specifications is \$20.00.



DETAILED ESTIMATE OF COST.

Excavating .....	\$ 15.00	Coarse lumber .....	250.00
Stone walls and footings .....	90.00	Shop work .....	225.00
Ci-tern .....	20.00	Glass .....	15.00
Chimney .....	35.00	Hardware and nails .....	60.00
Cementing cellar .....	25.00	Sheet metal work .....	40.00
Lath and plaster .....	120.00	Painting and finishing .....	90.00
Total Masonry .....	\$ 305.00	Carpenters' labor .....	225.00
		Total .....	\$1210.00





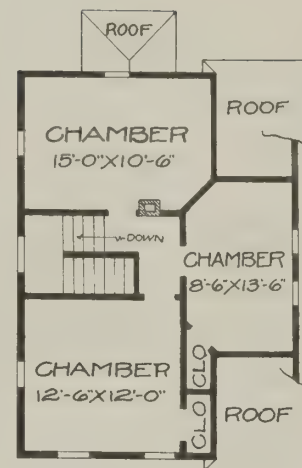
DESIGN C-65.

This is a low cost cottage home such as can be built by people of limited means, and which has all the facilities for comfortable living. With no appearance of undue cutting, economy has been practiced to the limit. Although the details are neat and substantial, yet they are of ordinary materials and such as can be found in any market. The house is 22½ feet wide and 30½ feet long. Cellar, 7 feet deep; first story, 9 feet 2 inches; second story, 8 feet 2 inches. Siding is used for exterior covering except gables and roofs, which are shingled. Yellow pine is used for interior trim throughout. There is a small cellar under the central part of the house.

Price of plans, details and specifications is \$20.00.



FIRST FLOOR



SECOND FLOOR

DETAILED ESTIMATE OF COST.

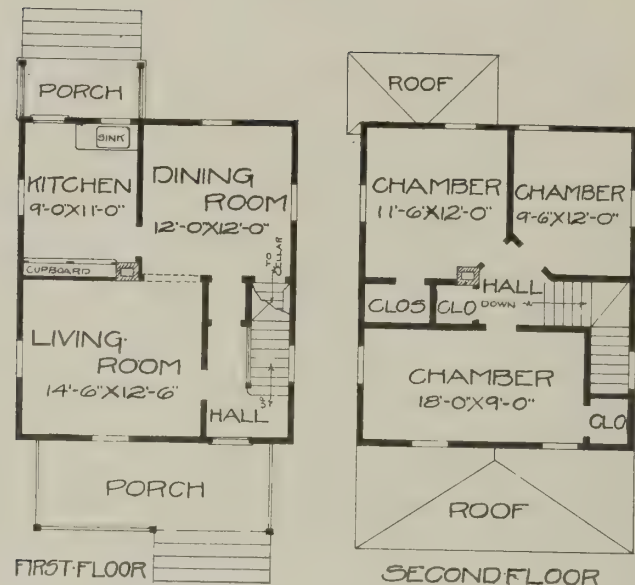
Excavating .....	\$ 10.00	Coarse lumber .....	200.00
Stone walls and footings.....	80.00	Shop work .....	175.00
Chimney .....	30.00	Glass .....	15.00
Cementing cellar .....	20.00	Hardware and nails .....	50.00
Cistern .....	20.00	Sheet metal work .....	15.00
Lath and plaster .....	100.00	Painting and finishing .....	80.00
Total Masonry .....	\$ 260.00	Carpenters' labor .....	175.00
		Total .....	\$ 960.00



DESIGN C-66.

A cottage of still less cost than any of the preceding designs, made so by its square shape, its small size, and by the simplicity of its detail. It is a well known fact that a square house is cheaper to build than other shapes, and in this cottage advantage is taken of this fact. The plan is convenient in every way and is one that many workingmen might build. It is  $22\frac{1}{2}$  feet wide and 26 feet deep, not including porches. Cellar, 7 feet deep; first story, 9 feet 2 inches; second story, 8 feet 2 inches. Siding is used for exterior covering up to the second story windows. Balance of outside walls and roofs are shingled. Yellow pine is used for inside trim throughout, except post and rail on front stairs, which are of oak. There is a cellar under the whole house with earth banks.

Price of plans, details and specifications is \$20.00.



DETAILED ESTIMATE OF COST.

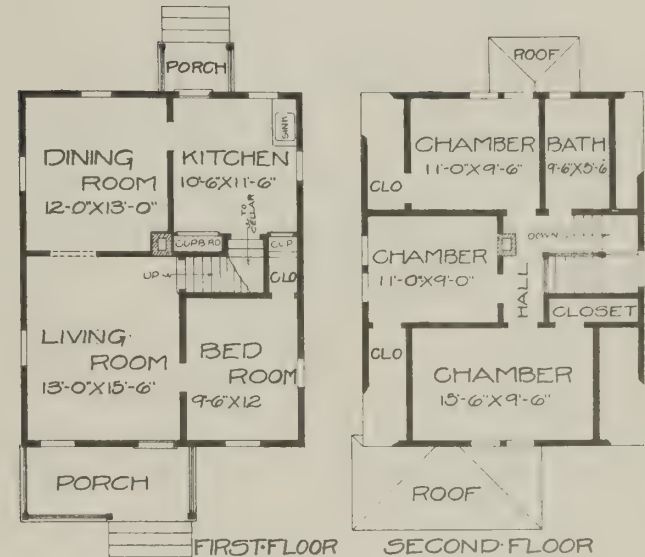
Excavating .....	\$ 10.00	Coarse lumber .....	180.00
Stone walls and footings.....	75.00	Shop work .....	160.00
Chimney .....	30.00	Glass .....	15.00
Cementing cellar .....	20.00	Hardware and nails .....	45.00
Cistern .....	20.00	Sheet metal work .....	15.00
Lath and plaster .....	90.00	Painting and finishing .....	85.00
Total Masonry .....	\$ 245.00	Carpenters' labor .....	160.00
		Total .....	\$ 905.00



DESIGN C-67.

For economy of space and cheapness of building we ask a study of the plan of this cottage. It is intended for those who must have the most room at the least cost, and is fitted for the reception of plumbing and heating plants which, if installed, will give it all conveniences. If a down stairs bed room is not needed, this room can be used as a parlor or library by using sliding doors or a large opening in the partition between this room and the living room. The house is 24 feet wide and 30 feet deep, not including the front porch. Cellar, 7 feet deep; first story, 9 feet; second story, 8 feet. Siding is used for exterior covering, except roofs, which are shingled. Yellow pine is used for inside trim throughout. There is a cellar under the central part of house with earth banks.

Price of plans, details and specifications is \$20.00.



#### DETAILED ESTIMATE OF COST.

Excavating .....	10.00	Coarse lumber .....	225.00
Stone walls and footings.....	90.00	Shop work .....	190.00
Chimney .....	36.00	Glass .....	18.00
Cementing cellar bottom.....	20.00	Hardware and nails .....	50.00
Cistern .....	20.00	Sheet metal work .....	15.00
Lath and plaster .....	110.00	Painting and finishing .....	90.00
Total Masonry .....	\$ 280.00	Carpenters' labor .....	175.00
		Total .....	\$1043.00

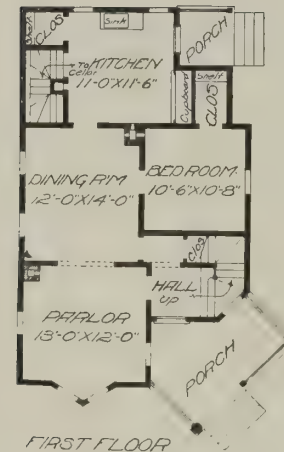




DESIGN C—68.

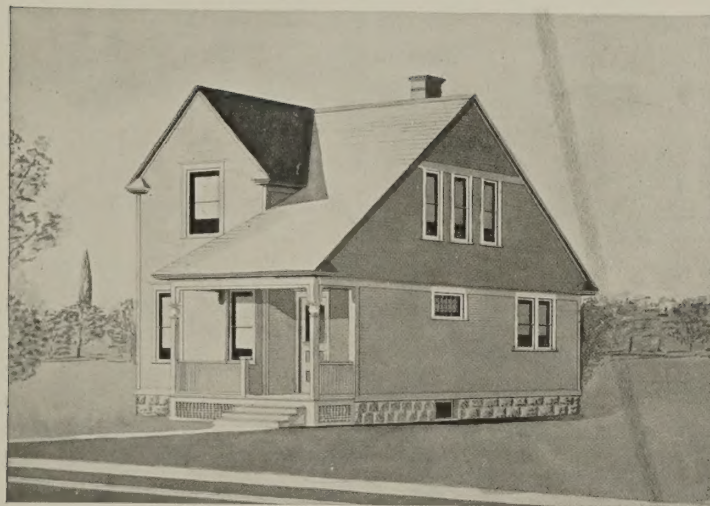
This is a low cost dwelling, best fitted for erection on a corner lot. It is another house that will care for a large family, which is what many people wish. It will make a good house for a family of moderate means and with a slight change in the second floor plan a bath room can be had, making it available for use where a water supply can be had. It is 24 feet wide and 39½ feet long. Cellar, 7 feet deep; first story, 8 feet 6 inches; second story, 8 feet. Siding is used for the outside covering of first story. Second story and roofs are shingled. Yellow pine is used for inside trim throughout. There is a cellar under the rear part of house only. This cellar can be made larger, so that a furnace can be used if it is so desired.

Price of plans, details and specifications is \$25.00.



DETAILED ESTIMATE OF COST.

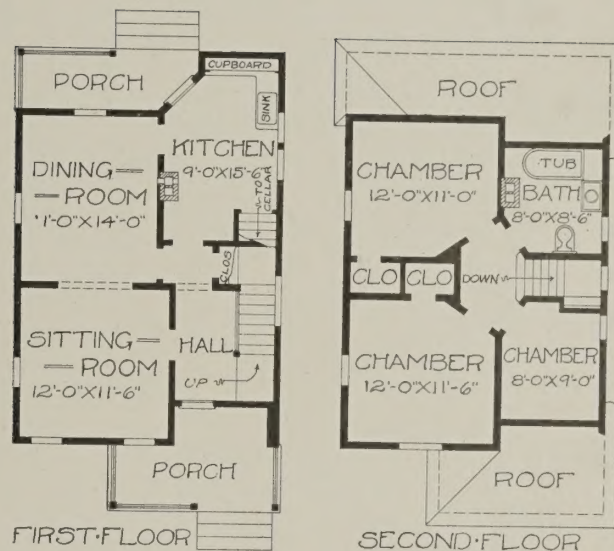
Excavating .....	\$ 18.00	Coarse lumber .....	275.00
Stone walls and footings.....	120.00	Shop work .....	300.00
Cementing cellar bottom .....	20.00	Glass .....	20.00
Chimney .....	35.00	Hardware and nails .....	65.00
Cistern .....	20.00	Sheet metal work .....	20.00
Lath and plaster .....	125.00	Painting and finishing .....	100.00
Total Masonry .....	\$ 338.00	Carpenters' labor .....	300.00
		Total .....	\$1418.00



DESIGN C-69.

This cottage is designed for a small family or for those who prefer to live in a cheap house of their own rather than pay rent. It is cheaply built and has a floor plan conveniently arranged. It is just such a cottage as is suited to a young couple starting in life. It is 21½ feet wide and 32 feet long. Cellar, 7 feet deep; first story, 9 feet; second story, 8 feet. Siding is used for exterior covering, except gables and roofs, which are shingled. Yellow pine is used for inside trim throughout, except the front stairs, which are of oak. There is a cellar under the whole house, with earth banks.

Price of plans, details and specifications is \$20.00.



DETAILED ESTIMATE OF COST.

Excavating .....	\$ 10.00	Coarse lumber .....	200.00
Stone walls and footings.....	80.00	Shop work .....	175.00
Chimney .....	25.00	Glass .....	15.00
Cementing cellar .....	25.00	Hardware and nails .....	40.00
Cistern .....	20.00	Sheet metal work .....	15.00
Lath and plaster .....	88.00	Painting and finishing .....	80.00
Total Masonry .....	\$ 248.00	Carpenters' labor .....	150.00
		Total .....	\$ 928.00

The cellar is large enough for a furnace and one can be installed for \$90.00 of size amply sufficient to heat this cottage. A plumbing system can be put in from \$160 for a cold water system to \$275 for a hot and cold water plant.

## A \$5.00 SKETCH OFFER.

To those who have plans of their own that they wish to see worked out, the following offer is made: On receipt of \$5.00, scale drawings of the floor plans and two sides of the house will be sent, and an estimate of cost made thereon. These drawings will enable one to decide whether the plan is available for their use. A price for working plans will be quoted that will be as reasonable as good work can be done for. If working plans are ordered, the \$5.00 paid for sketches will be applied on the cost of the working plans. In this way the sketches cost but \$5.00 if the plan is abandoned, while if working plans are ordered the sketches cost nothing.

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## WE'LL VISIT YOU.

If you need help and advice in the settlement of the plans for your new dwelling that can be better given in a personal interview than by correspondence, *we'll come and see you without charge* for the time spent, if there is a reasonable prospect that business can be done in the matter of working plans. In many cases a personal visit from the architect is desirable for the purpose of inspecting site and surrounding conditions, and for conference as to details. Preliminary visits of this character will be made from this office at a cost to the client of the necessary hotel bills and traveling expenses only. An itemized statement of the cost of such visit will be given any one asking it. In cases where two or more people in the same town contemplate building, the cost to each of such a visit is reduced, and when the distance to be traveled is not great, is trifling. To get the best results from these visits the customer should write his needs as nearly as he can. The visiting architect can then come provided with drawings that, while they may not be just what is wanted, will furnish a basis for criticism that will enable much greater progress to be made.

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